2025 YARMOUTH
LOCAL COMPREHENSIVE PLAN

Live, Work, Play, & Learn.



Town of Yarmouth
Cape Cod Within Reach

BSC GROUP

OCTOBER 2025

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Town of Yarmouth, through this Local Comprehensive Plan (LCP), is creating a master plan with goals and objectives to guide decisions over the next 10 years. The LCP is a living document that reflects Yarmouth's values and hopes. It supports growth that is sustainable, protects our natural beauty, and helps all residents, whether lifelong or new, thrive in a town they are proud to call home.

The process to create the Local Comprehensive Plan began in 2020 with extensive public input, meetings, and surveys used to create the Town's vision statement that it will continue to be a great place to **LIVE**, **WORK**, **PLAY**, & **LEARN**. The process continued in 2024 and 2025 with two community engagement sessions to identify and refine the existing conditions and goals and objectives to meet the Town's vision.

Vision Plan and Growth Policy

Our community vision reflects what residents want most:

- A clean, healthy environment
- Affordable and diverse housing
- A strong economy with year-round opportunities
- Safe, accessible and efficient transportation networks
- Abundant places for recreation and socializing
- Quality education and town services

The growth policy seeks managed growth and development that adds value to the community and benefits residents, business owners, and visitors whole protecting our natural resources. The LCP supports that vision through goals and action steps that address the environment, infrastructure, housing, transportation, coastal resiliency, economy, recreation and more. Each section includes important information about existing conditions and recent actions by the Town and other state and regional entities, and establishes a series of detailed goals and actions across a wide range of topics.

The LCP has also been developed for consistency with the Cape Cod Commission's (CCC) Regional Policy Plan (RPP) while tailoring the plan to meet Yarmouth's needs. Throughout the LCP there are references to the RPP's interconnected natural, built and community systems; and to various Placetypes that identify different land uses on Cape Cod to guide planning and development.

The Town will be seeking Cape Cod Commission Certification of the LCP.

About Yarmouth: A Snapshot

- **Location:** Mid-Cape Cod, Barnstable County, Massachusetts
- **Villages:** Yarmouth Port (north), South Yarmouth, and West Yarmouth (south)
- **Land area:** About **24 square miles**
- **Population:** Approximately **25,000** year-round residents
- **Summer population:** Swells to **65,000+** with seasonal residents and visitors
- **Median age:** Approximately **55 years old**, reflecting a large senior population
- **Median income:** Approximately $82,000 annually
- **Median Home Price:** Approximately $600,000 (single-family and condominiums)
- **Housing units:** About **17,300,** with almost one-third being seasonal or vacant in winter
- **Economy:** Relies heavily on tourism and services for our year-round and seasonal residents.
- **Open space:** Over **4,000 acres (approximately 26% of the Town)**, including conservation land, water supply protection, parks, and beaches
- **Water bodies**: 11 saltwater beaches, 4 freshwater beaches, and 58 freshwater ponds. Major marine water bodies include Lewis Bay/Mill Creek, Parkers River/Seine Pond, Bass River/Follins Pond/Mill Pond, and Chase Garden Creek on the north side.
- **Annual municipal budget:** Approximately **$116 million**, supporting schools, public safety, infrastructure, and services
- **Town facilities:** 2 libraries, 3 fire stations, 1 police station, senior center, Town Hall and more
- **Energy:** Yarmouth saves approximately **$378,000** annually from solar installations on municipal structures.
- **Drinking Water Supply:** All drinking water obtained through our sole source aquifer via 24 wells.
- **Wastewater:** Phase 1 of the Comprehensive Wastewater Management Plan (CWMP) is underway to address degradation of three marine estuaries (Lewis Bay, Parkers River and Bass River).
- **Major roads:** Major east-west roads include MassDOT controlled Route 28, Route 6 (Mid-Cape Highway), and Route 6A. Major north-south roadways include Station Avenue/Union Street, West Yarmouth Road and Willow Street.

The following is a summary of the key focus areas, and the broad goals identified in the LCP. All the topics are discussed in greater detail in the remainder of the Plan.

Natural Systems

Yarmouth's environment is at the heart of what makes the town special. Protecting ponds, rivers, beaches, and drinking water is a top priority. The town is rolling out a long-term wastewater infrastructure project to improve water quality by reducing pollution from septic systems and coastal resiliency projects are being advanced to respond to sea level rise, storm impacts, and flooding. Several overarching goals include:

- Protect surface water and groundwater.
- Restore and maintain water quality in estuaries and ponds.
- Preserve wetlands and ecosystems.
- Conserve open space and improve access to natural lands.
- Improve coastal resiliency.

Built Systems

The town is expanding bike and pedestrian infrastructure, improving stormwater management, and working with the state to improve roads and bridges. Traffic congestion and unsafe intersections are concerns, especially along Route 28 and Station Avenue. Yarmouth is reducing greenhouse gas emissions by installing solar panels on town buildings and switching to energy-efficient vehicles. Several overarching goals include:

- Promote the creation of walkable village centers and mixed-use neighborhoods.
- Improve safety and reduce congestion along State and Town roadways.
- Promote renewable energy and reduction of greenhouse gas emissions.
- Protect public health and safety through sustainable solid waste management and waste reduction and recycling.

Community Systems

Yarmouth's economy relies heavily on seasonal tourism, but the town is seeking to expand year-round jobs and businesses. Investments in sewer infrastructure, mixed-use zoning, and the reuse of the former Mattacheese Middle School site offer opportunities to unlock new economic growth.

Yarmouth is proud of its history, neighborhoods, and recreational opportunities.

Several overarching goals include:

- Preserve and promote Yarmouth's history and historic landmarks and support cultural events and public art.
- Promote a thriving year-round economy with diverse employment/business opportunities.
- Provide effective, efficient and transparent government to meet the various needs of our community.
- Provide year-round recreational facilities and programs for all ages.

Housing

Affordable and attainable housing is a significant factor in sustaining our community and economy. Housing prices are rising faster than incomes, and many young families, workers, and seniors are being priced out of the market. The Town's Housing Production Plan (HPP) outlines ways to support and expand housing and has identified the goal of creating at least 62 new affordable housing units per year. In addition, the Town seeks to support diverse housing types including attainable housing for seniors and employees, and new units such as accessory dwelling units and mixed-use developments. The following are several overarching goals related to housing:

- Expand affordable and attainable year-round housing.
- Promote diverse housing types and reuse of underutilized properties.
- Encourage smart growth in suitable locations.

Capital Infrastructure and Facilities

The LCP includes an evaluation of key capital facilities and infrastructure necessary to support the desired growth and development and identifies how they relate to the Town's robust Capital Budget process. The section helps identify key needs, priorities and potential funding sources so the Town can assess the implementation of certain projects over the next 10 years.

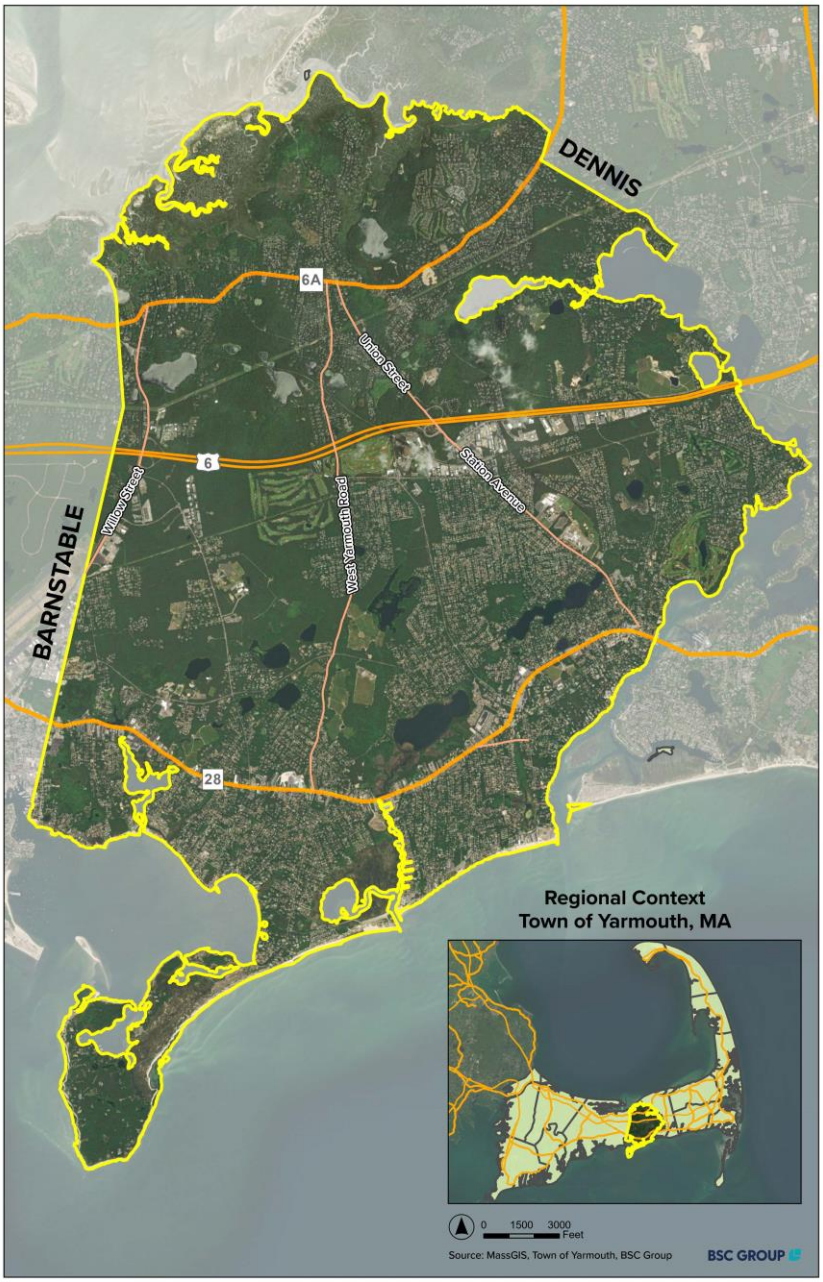
Public Engagement

The process to create the LCP began in 2020 with the creation of the Yarmouth Vision Plan. Over the past several years, public engagement has included workshops, presentations, two community surveys and many updates and meetings with the Planning Board and Select Board.

Implementation

This Plan includes a Targeted Action Plan and Implementation Matrix that spell out who is responsible for what, how it could be paid for, and when it will happen. To ensure continuous progress, annual reviews of the Implementation Matrix will be conducted by the Planning Board. A successful plan depends on continued public input, funding, and collaboration among residents, Town officials, and regional partners.

Figure E-1. Town of Yarmouth map and Regional Context map



COMMUNITY VISION



CHAPTER 1 I COMMUNITY VISION & GROWTH POLICY

Vision Statement

From its origins as a Wampanoag community and then a Plymouth Colony settlement, to its contemporary status as a charmingly historic yet bustling recreational, commercial, entertainment and tourist destination, Yarmouth has grown into a diverse seaside town in the heart of Cape Cod.

To plan for its future, the Yarmouth Community Visioning project was undertaken by the Planning Board in 2021 to identify the things we value in our community, the challenges we face, and our shared vision for Yarmouth's future. Through a strong public engagement process, we were able to create a Vision of Yarmouth as a great place to **LIVE**, **WORK**, **PLAY**, & **LEARN**, along with Goals that identify what we want to preserve, promote, or provide to reach this Vision. The Vision Plan provided a solid foundation for this Local Comprehensive Plan (LCP), which will serve as our community's long-term master plan, and will be a valuable resource to our Town leaders when identifying future goals, initiatives, and resource allocations to better serve our residents.

The Yarmouth Vision Plan details our community's vision and goals on a number of topics including the environment, community character and design, housing, Town services, senior and age-friendly services, climate resiliency and sustainability, economy, connectivity and mobility, recreation and entertainment, education and learning, and libraries.



Photo - Crowd at Yarmouth Summer Concert Series

Vision

The Citizens of Yarmouth want our community to be a great place to **LIVE**, **WORK**, **PLAY**, & **LEARN**. We envision our town as an attractive, affordable, inclusive community that values the importance of a clean, healthy, sustainable environment; a strong economic base with diverse business interests; abundant places for fun, leisure, and socializing; and educational excellence.

As a great place to **LIVE**,
Yarmouth strives to be a town that...

- Improves and protects our unique natural environment, water resources, wildlife habitat and open spaces.
- Enjoys a strong sense of community that fosters belonging and inclusivity.
- Is aesthetically pleasing with attractive residential developments, commercial corridors and historic districts.
- Offers quality housing and housing services.
- Is a safe place to live with high caliber municipal services, facilities and infrastructure.
- Cares for the more vulnerable members of our community.
- Communicates effectively and transparently.
- Offers robust services and facilities for older residents and active seniors.
- Protects our environment and natural ecosystems by minimizing adverse impacts through planning, mitigation, and emergency preparedness.

As a great place to **WORK**,
Yarmouth strives to be a town that...

- Has a thriving year-round economy with a variety of quality employment opportunities and businesses.
- Supports our strong hospitality and tourism sectors.
- Promotes economic development that takes into consideration environmental and infrastructure impacts.
- Has a business friendly approach balanced with community goals and interests.
- Maintains a safe, accessible, and efficient network of sidewalks, bikeways, roadways and public transit services.

As a great place to **PLAY**,
Yarmouth strives to be a town that...

- Has comprehensive year-round recreational and entertainment programs for all ages.
- Has opportunities to socialize through civic/social clubs, volunteerism and community events.
- Offers ample public access to golf courses, beaches, waterways and natural resources for recreation.

As a great place to **LEARN**, Yarmouth strives to be a town that...

- Is committed to educational excellence and life-long learning.
- Has modernized Library facilities that offer a variety of activities and programs for all ages.

Growth Policy

Yarmouth shall pursue managed growth and development that adds value to our community and benefits our residents, business owners, and visitors while protecting the resources and community character that we cherish. Economic growth should be focused in areas with municipal sewer including aesthetically pleasing mixed-use or commercial redevelopment along our Route 28 corridor, and our hotel properties along South Shore Drive. Redevelopment along Route 28 should encourage the creation of walkable village areas, with an emphasis on the South Yarmouth Village area near the Bass River, Long Pond/Route 28 intersection, Great Island Plaza at Winslow Gray/South Sea Ave, Higgins Crowell Road/Route 28 intersection, and the western end of Route 28 near the Cape Cod Hospital. This focus area is aligned with Yarmouth's desire to convert "Suburban Commercial Development" areas into village center nodes in line with the Cape Cod Commission's "Community Activity Centers" placetype.

Other areas of potential growth include enhancing our village centers along historic Route 6A, aligning with the CCC's "Historic Areas" placetype; and thoughtful reuse of the Town-owned former Mattacheese Middle School property to address a variety of community needs which could encompass a number of different placetypes depending upon the final uses chosen.

As our community grows and evolves, the Town needs to ensure the protection of historic and cultural resources, promote resiliency and sustainability, and steward our valuable water and environmental resources, aligning with the CCC's "Natural Areas" placetype.



Photo – Parkers River Bridge, Route 28

Figure 1-1. Cape Cod Commission Placetypes



Natural Areas

The vision for Natural Areas is to minimize adverse development impacts to sensitive resource areas, to preserve lands that define Cape Cod's natural landscape and contribute to its scenic character, and to improve the Cape's resilience to severe storms and the effects of climate change.



Rural Development Areas

The vision for Rural Development Areas is to ensure that development is located, sited, and scaled appropriately to avoid impacts on scenic and/or cultural resources, and to help maintain the economic diversity that agriculture can provide for the region including opportunities for the continuation of traditional agricultural occupations, and for the availability of locally-grown food.



Historic Areas

The vision for Historic Areas is to protect historic resources and to support infill development that respects the form, scale, and character of existing historic areas.



Maritime Areas

The vision for Maritime Areas is to support the fin- and shell-fishing industry as well as other commercial, recreational, educational, and research activities associated with the marine environment and to protect water dependent trades. Storm events and climate change, along with the use, scale and form of adjacent development pose challenges to maintaining valuable maritime infrastructure and activities, as well as their character.



Suburban Development Areas

The vision for these areas is to redevelop commercial and industrial Suburban Development Areas consistent with the community's vision to create more concentrated nodes of development, and to improve their design and function so that they are better integrated into surrounding neighborhoods. The vision for residential Suburban Development Areas is to cluster residential development to reduce the development footprint and provide high-quality open space.



Community Activity Centers

The vision for Community Activity Centers is to accommodate mixed-use and multifamily residential development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities at a scale of growth and development desired by the community, with adequate infrastructure and pedestrian amenities to support development.



Industrial Activity Centers

The vision for Industrial Activity Centers is to support their development as significant employment centers with adequate infrastructure. Industrial land uses such as manufacturing, assembly, storage, processing and/or contracting in these areas is generally incompatible with residential development and should be appropriately separated and buffered from other uses.



Military and Transportation Areas

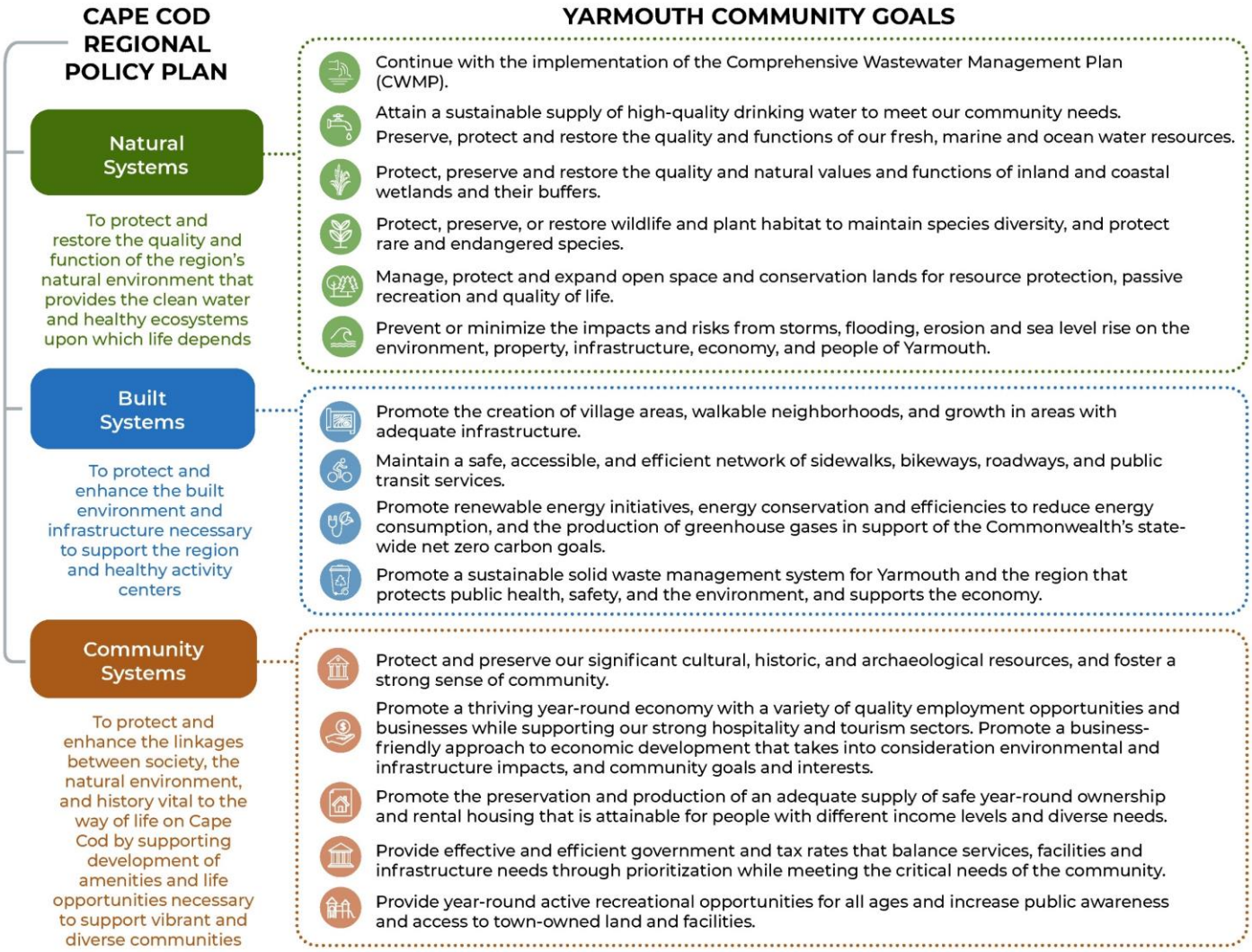
The vision for these areas is to support comprehensive master planning with community input, encourage growth of industries appropriate to the diversification of the regional economy, and encourage partnerships for use of shared infrastructure.

COMMUNITY GOALS

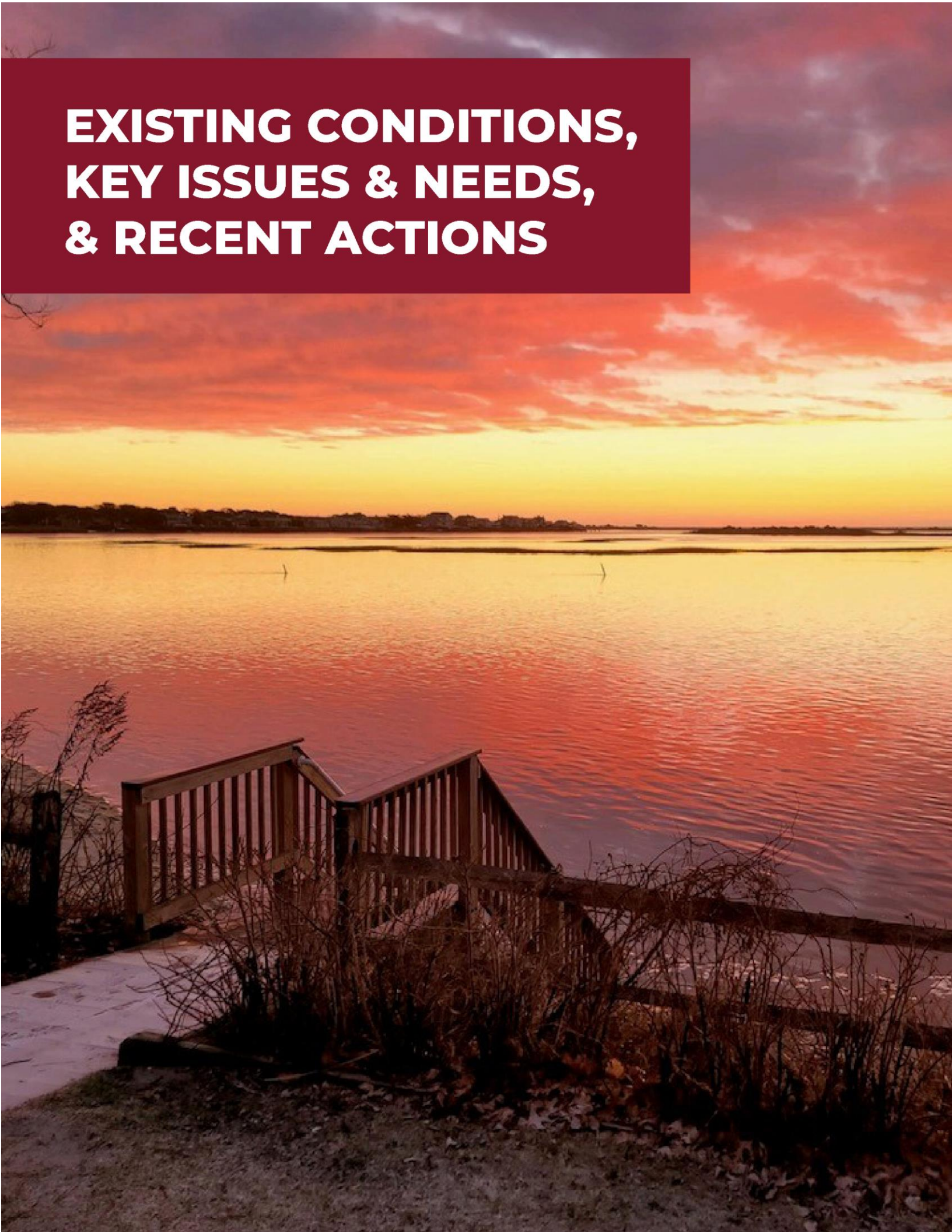


CHAPTER 2 I COMMUNITY GOALS

The Town of Yarmouth has identified a series of goals, which, taken together, help fulfill the Vision Statement. The figure below demonstrates how the Town's goals are consistent with the goals of the Regional Policy Plan.



EXISTING CONDITIONS, KEY ISSUES & NEEDS, & RECENT ACTIONS



CHAPTER 3 I EXISTING CONDITIONS, KEY ISSUES & NEEDS, AND RECENT ACTIONS

Introduction

This chapter provides a summary of existing conditions within the Town of Yarmouth. The information gathered provides a basic inventory of baseline data, trends, key issues, and recent actions taken by the town or regional and state entities. The chapter is broken down into three interdependent systems as outlined in the Cape Cod Commission's Regional Policy Plan (RPP) and includes Natural, Built, and Community Systems.

The key issues were identified throughout the entire LCP process beginning with the Community Visioning Project which concluded in 2021, and the stakeholder interviews and community engagement which occurred in 2024 and 2025.

The chapter was created following the guidelines of the Cape Cod Commission and tailored for the Town of Yarmouth. The goal is to provide an easy-to-read summary and introduction to complex matters for Yarmouth residents, business owners, and town officials. Wherever possible, links to more detailed information, plans and assessments are included for readers who seek more detailed information across the range of topics.

The topics addressed in Chapter 3 include:





Natural Systems

As described in the Cape Cod Commission's Regional Policy Plan, Natural Systems are centered around water, water dependent resources, and habitat. The natural environment of Yarmouth, like the broader Cape Cod region, is marked by its unique geographical setting and diverse ecosystems. With its coastline along both Cape Cod Bay to the north and Nantucket Sound to the south, Yarmouth includes a range of marine and coastal environments, including beaches, wetlands, ponds, tidal rivers, streams, marshes, and estuaries. These natural resources play crucial roles in coastal resiliency, water quality, flood mitigation, wildlife/plant habitat, and recreational opportunities, all of which are vital for the town and its residents.

Another critical component of Yarmouth's natural system is our water supply. Yarmouth's drinking water is provided from a sole source aquifer which is highly susceptible to impacts from surface water contamination as well as increased impacts from contaminants, septic systems, and land development.

Yarmouth's approach to water resource management involves a comprehensive strategy to ensure the sustainability of the water supply and the protection of both surface water and groundwater resources.

In the face of a changing climate with more frequent large storms and sea level rise, this section also includes efforts to ensure the Town is addressing coastal resiliency.

More detailed information on natural resources can be found in the **2023 Open Space & Recreation Plan** and in other plans listed throughout this section.

Water Resources

As with any community on Cape Cod, the water resources within and adjacent to Yarmouth are some of the community's greatest assets. The Town of Yarmouth's water resources are broken down into the following groups:

- Wastewater Management
- Water Supply
- Freshwater & Saltwater Resources

Wastewater Management

Yarmouth has five sub-watersheds including Bass River, Parkers River, Lewis Bay, Barnstable Harbor and Chase Garden Creek. The **Massachusetts Estuaries Program (MEP)** has identified the Bass River, Parkers River and Lewis Bay estuaries as being impaired due to nitrogen levels. The main source of nitrogen comes from our heavy reliance on septic systems, although fertilizer use, stormwater runoff, and land development also contribute excess nutrients which are negatively impacting our fresh, marine and ground water quality and aquatic habitats.

The Town of Yarmouth has been working for decades to protect water quality. In 2019, the Town updated its 2011 Comprehensive Wastewater Management Plan (CWMP) to include all three impaired watersheds. The goal of the plan is to restore and protect all of Yarmouth's water resources. The Town maintains a Water Resources Advisory Committee (WRAC) to involve and educate the community on issues relating to water resource initiatives in Yarmouth, including water supply, surface water, groundwater, stormwater, and wastewater, with the goal of protecting and restoring the Town's fresh and saltwater bodies and its drinking water supplies.

Throughout the Local Comprehensive Plan, the sewer improvement projects are intertwined with other elements, including but not limited to protecting natural resources, supporting the creation of new housing, and creating new economic development opportunities. Given the long-term nature of the project, it is a key element of Yarmouth's future.

Wastewater Key Issues

- Septic systems, stormwater runoff and fertilizer contamination from development impacting our coastal and freshwater resources and drinking water supply.
- Sustainable funding mechanisms for future phases of the Comprehensive Wastewater Management Plan.
- Identification of suitable locations and obtaining permits for additional wastewater effluent discharge locations.

Recent Actions Related to Wastewater

The Town has an approved **Comprehensive Wastewater Management Plan (CWMP)** focusing on a centralized wastewater treatment facility to be implemented in eight phases, with each phase taking approximately five years to complete. The CWMP is an integral part of the planning process to address Yarmouth's long-term wastewater and water resource needs over the next 40 years, including:

- Addressing existing nitrogen issues.
- Maintaining drinking water quality.
- Preserving and restoring valuable freshwater pond resources.
- Expanding economic development opportunities.
- Meeting state TMDL nitrogen requirements for impaired watersheds.

As part of the CWMP, the Town conducted a build-out analysis to ensure we are allowing additional flow for future growth. This analysis resulted in a 3.54 million gallon per day (MGP) treatment plant for all 8 phases, providing about 750,000 gallons per day (GPD) in new growth/expansion opportunities.

The Town developed a detailed financial plan for $207 million for construction of Phase 1 including a matrix of funding sources and secured a 0% interest rate State Revolving Fund (SRF) loan for Phase 1. Construction on Phase 1 began in 2024 and is anticipated to be completed by early 2028. This phase includes the treatment facility at 99 Buck Island Road, and a collection system encompassing all the properties abutting Route 28 and Old Main Street in Yarmouth, as well as the properties located on South Shore Drive. This phase will provide nitrogen remediation in all three impaired Yarmouth watersheds (Lewis Bay, Parkers River, and Bass River) and run through the town's main commercial corridors. Although the Town received an effluent discharge permit for 370,000 gpd from the State, we are actively investigating additional effluent discharge locations to meet the flow demands for Phase 1 and beyond.

Yarmouth continues to host a regional septage treatment facility which treats and disinfects wastewater pumped from septic systems. Regular pumping of septic tanks helps prevent system failures and release of harmful nutrients. The treatment facility includes a 10.5-million-gallon storage tank to hold the treated effluent in the off-season prior to being used for irrigation at the Bayberry Hills Golf Course. Use of this recycled water reduces pumping from our aquifer and offers protection against drought conditions for this town-owned golf course which plays a significant role in our tourism economy.



Water Supply

Yarmouth's drinking water supply is generated by the Town's 24 groundwater wells that draw water from two lenses of Cape Cod's Sole Source Aquifer, the Sagamore Lens, which supplies most of the water for Yarmouth, and the Monomoy Lens. There are no surface water supplies and all of Barnstable County is reliant on groundwater as its potable water supply. Yarmouth is permitted to pump an average daily withdrawal of 4.95 million gallons per day (MGD), with a maximum daily pumping capacity of 13.2 MGD.

Until recently, treatment has been limited to adding Potassium Hydroxide to make the water pH neutral or less corrosive. In 2021, MassDEP began regulating a group of chemicals called Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) which may cause health issues in excess of certain levels. This resulted in the need for water filtration for the first time in Yarmouth with more treatment likely as PFAS and other chemical regulations tighten over time. The Town does control about 973 acres of land surrounding its well fields and aquifer recharge areas to help protect our drinking water wells.

Despite challenges like PFAS contamination and nitrates, the Town's proactive approach to water quality testing, conservation, and regulation helps ensure residents continue to have access to safe, clean drinking water, meeting all EPA and state drinking water health standards. However, ongoing vigilance and further action are needed to address the complex issues of water contamination and to safeguard Yarmouth's water resources for the future.

Water Supply Key Issues

- Threats to drinking water quality especially from PFAS, nitrogen, land development, and contaminants of emerging concern, and increasing State regulations and quality standards.
- Cost and rate implications for water supply, infrastructure, and treatment.
- Concerns with maintaining adequate drinking water quantity for existing and future growth, which can be exacerbated by temporary well shutdowns due to contamination,

drought conditions, and withdrawal permitting limits.

- Aging water system infrastructure needing replacement and associated cost impacts.
- Limited number of licensed Drinking Water Operators to staff public water systems.

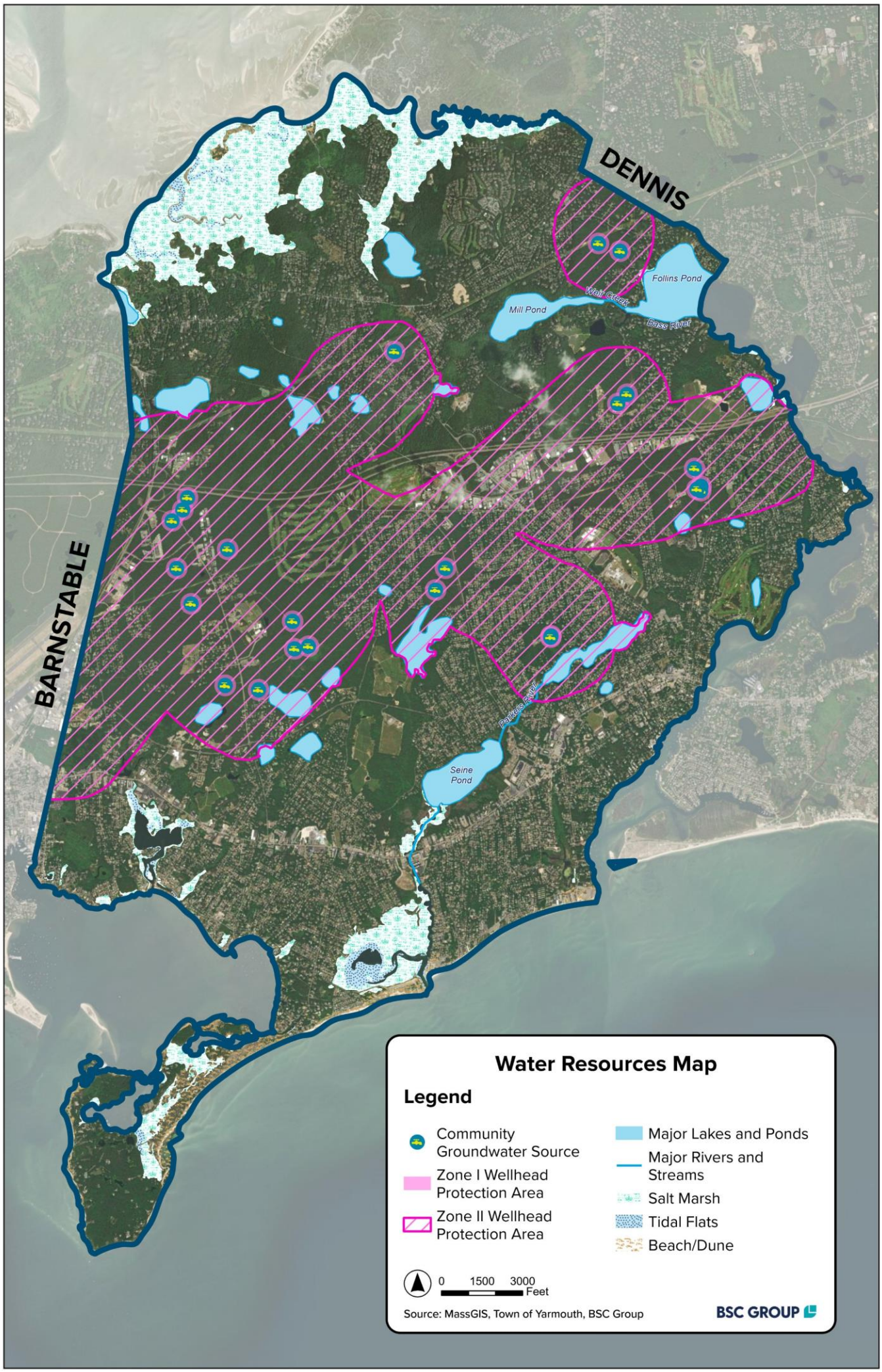
Recent Actions related to Water Supply

The Town has installed a mobile, reusable filtration **treatment system for PFAS**, Iron and Manganese at Wells No. 4 & 5 which were put back into service in 2024. Well #10 has been shut down since PFAS exceedances in 2021. The Town is currently designing PFAS treatment for two more wells (10 & 11) with these construction upgrades anticipated to be completed in 2027. To address the need for qualified personnel, the Town has hired new staff from outside the water field with the intention of training them to be licensed Drinking Water Operators.

Yarmouth's **Water Conservation Policy** was adopted in 2022 to ensure adequate water is available to meet the public health and safety needs of the Town by reducing nonessential outdoor water uses in the community. Under normal conditions, the policy requests customers voluntarily follow an odd/even schedule for in-ground irrigation systems. The Town recognizes that several factors must be considered when evaluating the state of the drinking water supply. These factors include drought level, ground water levels, drinking water supply availability, and demands on the drinking water system. The policy includes five levels of conservation that correspond to the Massachusetts Drought Management Task Force (DMTF) drought levels. The Town's policy also considers the MassDEP Water Management Act (WMA) Permit requirements imposed on Yarmouth in the recently issued MassDEP Water Withdrawal Permit.

The Water Department regularly addresses capital improvements to its aging infrastructure including renovations to its buildings and pump stations, installation of new watermains along Route 28 in conjunction with the Phase 1 sewer main installation and designing new watermains for Route 6A from the Barnstable Town Line to Union Street.

In 2019, the Town completed its **Water System Master Plan** which includes an inventory and detailed assessment of the condition of Yarmouth's water infrastructure. The study builds on the prior study from 2007 and addresses water supply and protection, water quality, regulatory compliance and facility condition. The Plan identifies improvements to water supply, storage, distribution and operations to upgrade deficiencies and meet requirements for projected future water system needs and identifies estimated budget for capital and initiatives over a five-year period.


DENNIS
BARNSTABLE
Follins Pond
Mill Pond
Weir Creek
Bass River
Parkers River
Seine Pond
Water Resources Map
Legend
Community Groundwater Source
Zone I Wellhead Protection Area
Zone II Wellhead Protection Area
Major Lakes and Ponds
Major Rivers and Streams
Salt Marsh
Tidal Flats
Beach/Dune
0 1500 3000 Feet
Source: MassGIS, Town of Yarmouth, BSC Group
BSC GROUP



Freshwater & Saltwater Resources

Yarmouth's freshwater resources are primarily composed of 58 ponds, totaling about 430 acres in surface area. While these ponds serve various recreational purposes, such as swimming, boating, and fishing, their most crucial role is as habitat for plant and animal species, which highlights the need for their protection.

Yarmouth's saltwater resources include 39 miles of shoreline, dunes and barrier beaches. Salt marshes, ponds, estuaries, and vegetated wetlands are other significant coastal (and freshwater) resource areas in Yarmouth. These areas provide natural buffers to floodwaters, protecting inland areas from the damaging effects of storms and sea-level rise. Furthermore, they offer valuable habitats for wildlife and plants, including many species that are rare or endangered.

Yarmouth has five sub-watersheds including the Bass River, Parkers River, Lewis Bay, Barnstable Harbor and Chase Garden Creek. The most prominent sub-watershed includes the nine-mile-long Bass River which flows from freshwater streams in Yarmouth Port to Nantucket Sound, making it the longest river on Cape Cod. These tidal waters are critical to Yarmouth for many reasons including water-based recreation, critical habitat, and scenic value. These areas have also been vulnerable to impacts from pollution, including septic systems, and are one of the resources to be protected through the installation of the municipal sewer system.

The preservation of both freshwater and saltwater ecosystems is essential for maintaining biodiversity and contributes to recreational opportunities and the overall resilience of these water resources.

Freshwater & Saltwater Resource Key Issues:

- Water quality deterioration of our saltwater/marine estuaries (see Wastewater Management).
- Water quality deterioration of our freshwater ponds.
- Impacts of Tidal Restrictions, such as undersized and aging culverts or bridges, restricting tidal flushing and impacting marine water quality and ecosystems.

Recent Actions Related to Freshwater & Saltwater Resources

The Town participated in the **Cape Cod Commission Freshwater Initiative** which developed a wide variety of strategies to protect and restore freshwater ponds. As part of this initiative, three ponds are being tested in Yarmouth including Dennis Pond, James Pond and West Sandy Pond. Information on Yarmouth Ponds are available through the **CCC Pond Viewer.**

Information on Marine and Freshwater quality is also available via the **Cape Cod Water Quality Data Portal.** The Town is also working on the Long Pond Study to assess the overall water quality and environmental health of the Pond and impacts from nutrients.

The Town has made significant investments in the installation and ongoing upgrades of drainage facilities to safeguard adjacent wetlands, waterbodies, and groundwater, including the aquifer which supplies the town's drinking water, from the pollutants carried by stormwater runoff. In 2023, the Town completed a **Stormwater Retrofit Assessment** to identify and prioritize green stormwater infrastructure retrofit sites. The Town also hires a contractor to sweep the entire community with a broom sweeper each spring and sweeps priority catchment areas a second time using Town staff and equipment. In addition, a percentage of catch basins are proactively cleaned by the Town each year, and drain lines are inspected and repaired in response to observed issues. The Town uses Ice Ban as a deicer, supplemented with salt on an as needed basis and the deicer use is tracked on a storm-by-storm basis and reported after each storm.

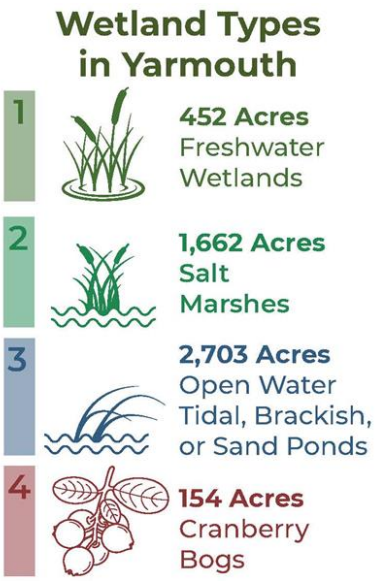
The Town maintains a **series of web-based resources**, including but not limited to information, guides, and information for residents, institutions, and businesses to help reduce the volume of stormwater created and help prevent pollutants from encountering stormwater.

Yarmouth adopted **Stormwater Management Regulations** which targeted stormwater runoff and illicit connections and discharges to the municipal separate storm water sewer system (MS4). These regulations were further expanded to require a Stormwater Management Permit for all construction activities, or phased development, that disturbs more than one acre of land regardless of where it discharges. The objectives of the regulations are to provide adequate stormwater treatment, groundwater recharge, peak flow mitigation, construction waste management, erosion control and long-term operation and maintenance of the stormwater systems.

Recent **tidal restoration projects** include the replacement of the undersized Route 28 Parkers River Bridge with a new 30' wide bridge to improve water quality in the upper reaches of the Parkers River and Swan Pond (Seine Pond). In 2019, MassDOT also completed the removal of an abandoned former railroad bridge over Bass River and constructed a new Cape Cod Rail Trail Bridge which improved flushing upstream to Dinah's Pond, Kelleys Bay and Follins Pond. The Town is also partnering with the **Friends of Bass River** to replace undersized culverts at North Dennis Road and Weir Road to increase flushing in the upper reaches of the Bass River and mitigate scouring; as well as conducting a study to identify the preferred design to reduce the tidal restriction into Run Pond/Crowell Pond (Crowell Pond) from a culvert that runs under the parking lot of Smugglers Beach.

Wetlands & Wildlife/Plant Habitat

Both wetlands and wildlife/plant habitat are natural systems which are vital to Yarmouth's ecological environment. Cape Cod's wetlands play a critical role in maintaining the region's environmental and economic health. MassGIS data indicates Yarmouth contains approximately 452 acres of freshwater wetlands, 154 acres of cranberry bogs, 1,662 acres of salt marshes, and 2,703 acres of open water tidal, brackish, or kettle ponds. These areas provide a range of important ecological functions and contribute to the overall health of the region.



Yarmouth is situated within the southern Massachusetts Pine Barrens ecoregion. This ecoregion is characterized by a globally rare habitat that features a distinctive collection of flora and fauna adapted to the nutrient-deficient soils and fluctuating climate of Cape Cod.

The habitat significance of the woodlands of Yarmouth primarily lies in its ability to provide migratory corridors and refuge for wildlife from the heat and openness of the beaches, marshes, and developed lands.

Wetlands and Wildlife/Plant Habitat Key Issues

- Wetlands/wildlife/plant habitat are at risk from development or impacts from adjacent property owners.
- Unfamiliarity with the regulations leading to violations and damage to wetland resources.
- Over fertilization and improper disposal of lawn waste.
- Untreated stormwater entering wetlands and waterbodies including pollutants such as nutrients, oils, chemicals, and sediments.
- Sea level rise and saltwater inundation on salt marshes and bordering vegetated wetlands.
- Wetlands and abandoned bogs in need of restoration.
- Invasive species, including but not limited to Oriental bittersweet, Japanese honeysuckle, Autumn Olive and phragmites.
- Encroachment into core habitats, breeding grounds and critical natural land.

Recent Actions Related to Wetlands and Wildlife/Plant Habitat

In 2025, the Town appropriated funds to create a **Master Plan for Chase Brook Park**. The project will transform three properties (the current Chase Brook Park, the former Yankee Village Motel site, and Mill Creek Park) into one cohesive park including new trails, invasive species management, native landscaping, improved accessibility and a bridge over Chase Brook. The Town has also secured funding for removal of invasive species on various Town owned properties in Town.

In 2024, the Town updated its **Wetland Regulations** to include vernal pools as protected resource areas. The changes included asserting jurisdiction over the first 300 feet of coastal and pond recharge areas, implementing performance standards for land subject to coastal storm flowage, incorporating performance standards for docks and piers, and including mitigation/setback requirements for buffer zones. In addition, wetlands replication is allowed only in specific scenarios, such as providing access to an otherwise buildable lot, and only up to 1,500 square feet under the Town bylaw, even though larger areas are allowed under State law. Additionally, no structure may be built within 50 feet of a wetland edge, and a 35-foot vegetated upland buffer is required.

The Town has begun annual identification of vernal pools on Town properties and obtaining certification with the Natural Heritage and Endangered Species Program (NHESP) to improve protection of these important breeding grounds. The Town also works with the MA Audubon Society each year for protection of Piping Plovers during breeding season on Town beaches (Seagull Beach and Smugglers Beach).

The Town is partnering with the Friends of Bass River for the restoration of the retired cranberry bogs into natural wetlands at the headwaters of the Bass River (Hamblin's Brook) as part of the tidal restoration projects. Town Staff have also participated in the **Cape Cod Hospital Bayview Bogs Wetland Restoration Project** to restore abandoned cranberry bogs off Bayview Street.

Open Space

In total, approximately 4,000 acres within the Town of Yarmouth is protected open space including privately owned protected land (e.g. conservation restrictions), Article 97, or areas protected as public water supply (973 acres).

The Town has established the need and clear goals aimed at protecting Yarmouth's recreational and conservation open space properties, offer year-round programming for all ages, and concentrate on maintaining and upgrading the town's existing open spaces.



Beyond community character and recreation values, protected open space also serves critical ecological functions which, if lost or degraded, would be difficult or very costly to replicate. These include water recharge for drinking water protection and stormwater management, pollution attenuation provided by wetlands, erosion control, and providing habitat to support biodiversity. The ecological functions of protected open space can partially offset the need for costly infrastructure improvements. Furthermore, by protecting open space, it limits development potential in sensitive resource areas, which helps to minimize negative impacts to resources.

Open Space Key Issues

- Deferred maintenance and upkeep of open space and conservation areas.
- Illegal use or dumping of waste and debris on town properties.
- Inadequate signage on trails and on Town owned open space properties.
- Lack of awareness of available open space and recreation trails.
- Preservation of open spaces from development.

Recent Actions Related to Open Space

In 2025, the Town will complete the transformational project to create **Parkers River Landing**. The project converts the 22-acre former drive-in property into a community park with walking trails, native landscaping, children's play area, kayak launch, space for artist shanties and public art, parking, restrooms, a large open area for periodic special events, and an elevated six-foot wide looped Boardwalk along the salt marsh to the south offering panoramic views.

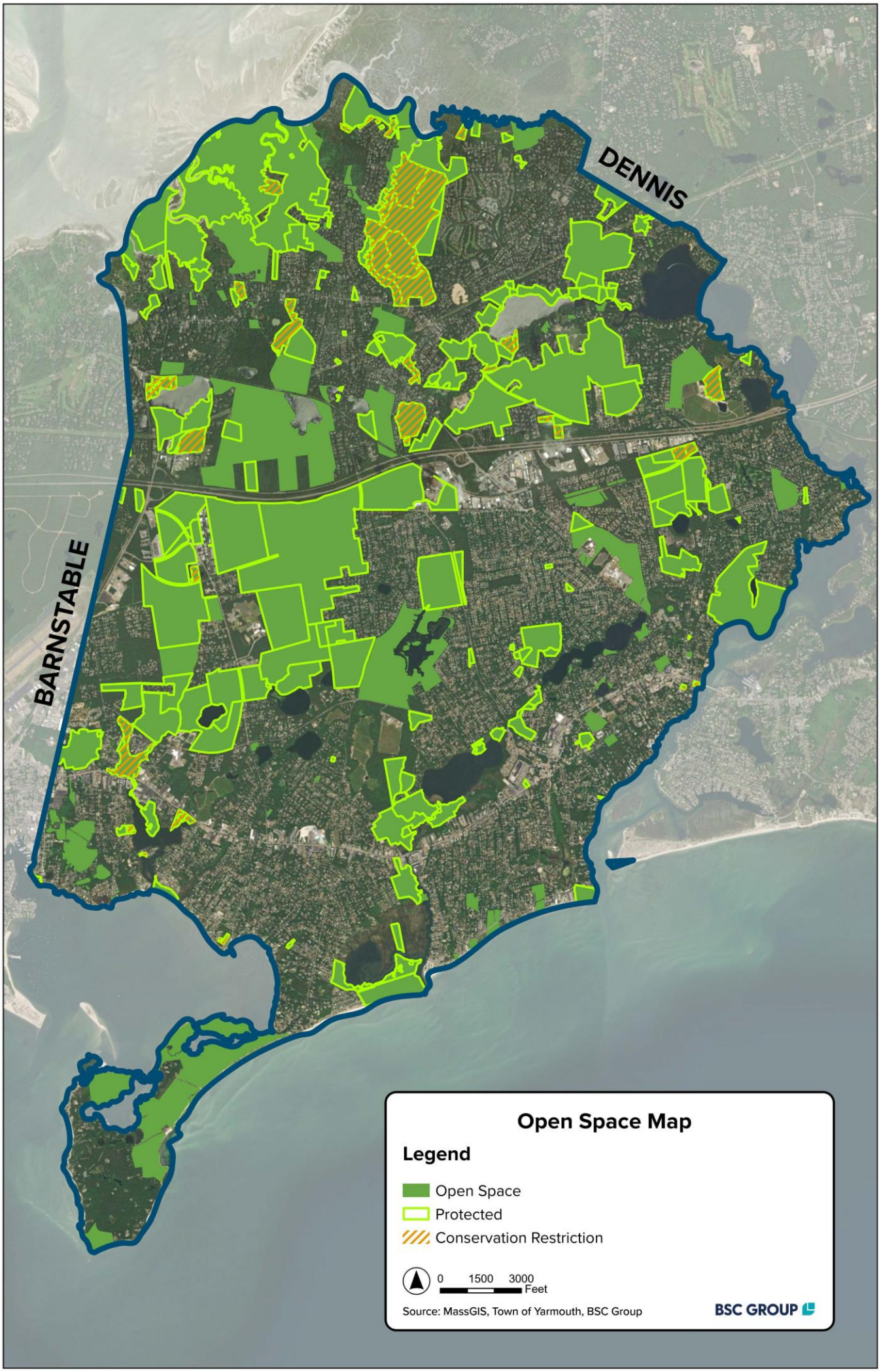
Figure 3-1. Parkers River Landing Site Plan



Source: BETA Group

In 2023, the Town completed its **Open Space and Recreation Plan** which provides an inventory of Yarmouth's current recreational and natural resources and establishes goals for the maintenance, upgrade, and expansion of existing recreational facilities and programs, as well as the expansion of recreational opportunities. The plan is based on extensive community engagement and is an important reference document for many items discussed in the LCP.

The Town has made significant progress in the preservation of open space and expansion of recreational opportunities since the 2015 Open Space and Recreation Plan. These actions include the purchase of additional open space at 45/55 Starbuck Lane; acquisition of the former Yankee Village Motel property at 275 Route 28 for inclusion into a waterfront park; and purchase of ten undeveloped lots along Higgins Crowell Road for wellhead protection.

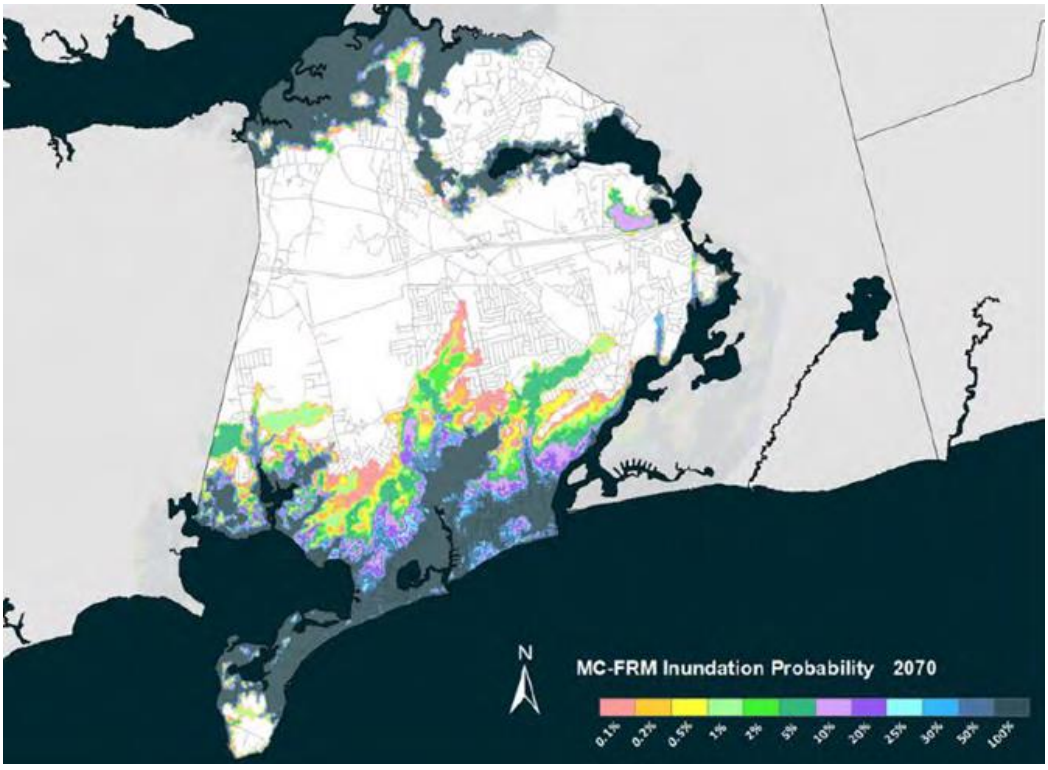

DENNIS
BARNSTABLE
Open Space Map
Legend
Open Space
Protected
Conservation Restriction
0 1500 3000
Feet
Source: MassGIS, Town of Yarmouth, BSC Group
BSC GROUP

Coastal Resiliency

Coastal shorelines are highly dynamic and constantly evolving due to a variety of natural and human-induced factors. The processes of erosion and accretion (coastal sediment returning to the visible portion of a beach) are central to shaping the coastline, and these processes are influenced by wind, waves, tides, and other environmental forces. Shorelines experience seasonal changes, with accretion occurring in the summer months, and erosion happening during storms, such as nor'easters, when high-energy waves move sediments offshore.

The protection and preservation of our beaches, dunes, and barrier beaches are critical for the region's environmental health and for its protection against storm damage and flooding. These coastal features also play an important role in the overall vitality of Yarmouth's ecosystem and economy, which relies on coastal tourism, habitat protection, and shoreline stabilization. Restoring natural sediment transport mechanisms will be key to preserving Yarmouth's shoreline in the face of accelerating sea-level rise and increasing storm frequency.

Figure 3-2. Probability of Inundation in 2070 for the Study Area



Source: Climate Change Vulnerability Assessment and Adaptation

Based on the Climate Change Vulnerability Assessment completed in 2023, the Town of Yarmouth shows an increase in flooding risk by 2070 with approximately 45.74% of all buildings in Yarmouth to be impacted. This is a significant increase from a projection of 23.71% of buildings in 2030. Additionally, the Assessment shows a loss of 300 acres of salt marsh by 2070 which will reduce habitat quality and protection from storms.

Coastal Resiliency Key Issues

- Natural hazards such as storms and coastal/inland flooding threaten human life, property, and the environment.
- Flooding on low lying roads caused by sea level rise and more severe storm events restricting access for emergency vehicles.
- Location of critical facilities in the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) zone (i.e., Fire Station 1) and/or Special Flood Hazard Areas (i.e., Packet Landing Marina where public safety vessels are docked).
- Coastal erosion and need for shoreline nourishment due to storms and natural sediment transport.
- Lengthy process for maintenance dredging/beach nourishment permits.
- Applying for grants and administering resiliency projects requires significant staff time.

Recent Actions related to Coastal Resiliency

The Town completed its **Community Resilience Building Workshop Summary of Findings** in 2019. This report provides an overview of the top hazards, current concerns and challenges, current strengths and vulnerabilities, and recommends actions to improve the Town of Yarmouth's resilience to natural and climate-related hazards today and in the future. The report identifies four overarching top hazard categories including coastal flooding and erosion, inland flooding, extreme cold and winter storms, and heat, drought and fire.

The Town completed a **Climate Change Vulnerability Assessment and Adaptation Plan** in 2023 which has equipped the community with essential insights and data to inform its coastal resilience initiatives. This process enabled the Town to prioritize crucial coastal adaptation projects necessary for enhancing community resilience against the effects of climate change.

The risk assessment revealed significant vulnerabilities related to flooding and rising sea levels, underscoring the necessity for focused adaptation strategies. It systematically categorized asset groups and pinpointed the most at-risk assets within each category.

While critical Town services were found to be secure, it is imperative that continuous monitoring

and adaptation measures are implemented. As part of the recommendations of this plan, the Town is moving forward with design and permitting for the improvements at Packet Landing Marina to improve resiliency at this marina which is used for commercial fishing boats and to dock public safety vessels.

Between 2021-2024, the Cape Cod Commission contracted with Woods Hole Group and worked with 10 Cape Cod towns, including Yarmouth, to examine vulnerabilities in the roadway network and identify solutions. The **Low Lying Roads** report identifies roadways in Yarmouth that are susceptible to flooding due to the cumulative effects of various hazards, including rising sea levels, storm surges, and erosion. Cape Cod faces significant vulnerability to coastal storms, attributed to its distinctive geography and roadways that navigate through constantly changing landscapes. Flooding has become a frequent occurrence on multiple road segments during periods of extreme high tides and storm events. As sea levels continue to rise and storms become more severe, the frequency and severity of flooding events along coastlines are expected to increase.

The **Yarmouth Hazard Mitigation Plan** (HMP) update is expected to be completed in 2025. It will serve as a proactive framework to address the risks posed by natural hazards, particularly those exacerbated by climate change, to the town's residents and infrastructure. The overarching goal of this plan is to minimize damage from these hazards by identifying and implementing sustained actions that reduce or eliminate long-term risks to human life, property, and the environment. The HMP is an essential tool for reducing the risks posed by natural hazards and increasing the town's resilience in the face of climate change. By focusing on long-term risk reduction, community education, and preparedness, the HMP helps ensure Yarmouth is better prepared for future storms and can recover more quickly in the aftermath of a disaster. The plan not only protects property and infrastructure but also works to safeguard the health, safety, and well-being of all residents, especially those in vulnerable communities. Through these actions, Yarmouth can become a model of resilience for other coastal communities.

In the Fall of 2023, the Town received a **10-year dredging and beach nourishment permit** for Lewis Bay, Parkers River and the lower reaches of the Bass River. The Town is working with the Town of Dennis, through a Seaport Economic Council grant, to submit a dredge permit for the upper reaches of Bass River.

Yarmouth was awarded a two-year **Municipal Vulnerability Preparedness (MVP) Program Action Grant** for Fiscal Years 2025 and 2026. The Action Grant will focus on sea level rise and coastal storm-based flooding, and its impact on Yarmouth's residents, businesses, and emergency access via the road network. The study area for the project includes the Route 28 corridor southward, between the town lines of Barnstable and Dennis. The two main goals of this MVP Action Grant are to: 1) assess and identify optimal corridor emergency access and egress routes that result in prioritized road segments primed for least cost resilient strategies and adaptations, and 2) develop flood exposure assessments for all residential and commercial structures and develop district level adaptation strategies for each neighborhood in the study area.

Figure 3-3. MVP Route 28 Study Area



Source: Municipal Vulnerability Preparedness (MVP) Action Grant Route 28 Corridor



Built Systems

As described in the Cape Cod Commission Regional Policy Plan, built systems are the portions of the environment which are human-made and create the physical elements of a town. The built system is broad and encompasses many elements ranging from individual buildings to providing vibrant activity centers. Regional goals related to the built system include both protecting and enhancing these features and supporting the infrastructure necessary to support them such as land use, transportation network, climate mitigation, energy network or waste management. The built environment in Yarmouth intersects with the Natural and Community Systems and should complement the local and regional character and be protective of the Natural Systems.

Refer to the Natural Systems for information on water and wastewater infrastructure necessary to protect our Water Resources, as well as the Capital Facilities and Infrastructure chapter.



Photo - Route 28

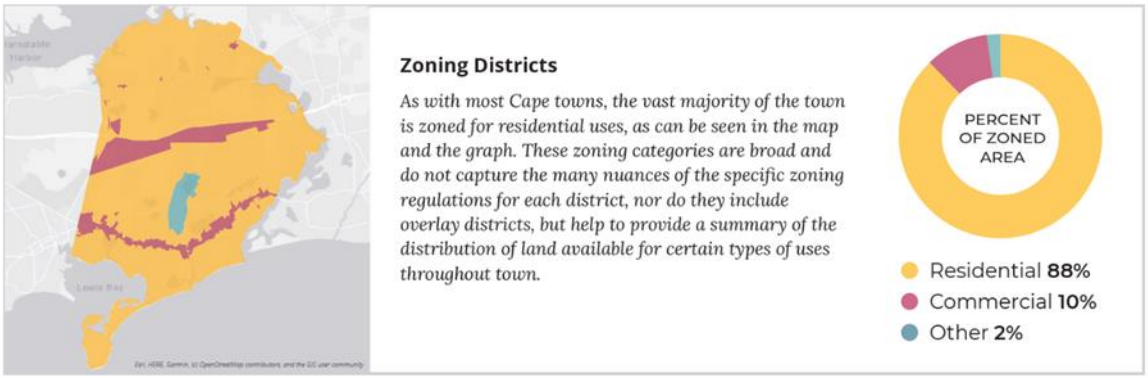
Community Design & Land Use

Yarmouth is the third most populated town on Cape Cod after Barnstable and Falmouth. With a year-round population of approximately 25,000 and a seasonal population that can double or triple in the summer, the Town of Yarmouth has undertaken decades of planning efforts to balance the need for growth while protecting the community values and natural resources.

For more than 12,000 years, the Mashpee Wampanoag Tribe has inhabited Massachusetts, including Cape Cod. Most of the land use patterns within the Town of Yarmouth date back to first English settlers in the 17th century with the first meeting house built in 1639. In the 1700's, much of Yarmouth's activities were related to whaling and throughout the 1800's was largely commercial maritime based on the Bass River and north shore. By 1900, growth in Yarmouth was focused within Yarmouth Port and by the 1930's had become more widespread throughout different areas of the Town. By the 1950's, Yarmouth had taken on the character of a summer resort.

By the 1990's, most of Yarmouth's land use patterns had been solidified. In 1997, the Comprehensive Plan identified several critical issues related to land use and described a dire situation where "sprawling subdivisions and strip development along major roads have blurred the definition of our traditional villages". Between 1971 and 1999, the town lost more than ½ of its forested land due to residential development. During the same period, commercial uses were concentrated around Route 28 and south of Route 6. Over time, these areas and others have become concentrated commercial activity centers.

Figure 3-4. Yarmouth Zoning Districts



Source: Cape Cod Commission

A primary goal of the 1997 Plan was to ***"encourage the preservation and creation of activity centers and historic village centers that provide a pleasant environment for living, working, and shopping for residents and visitor".***

Since 1997, the Town has completed significant planning efforts to better our community including resource area protection, zoning changes, detailed evaluations of specific areas along Route 28, Route 6A and South Shore Drive, and planned infrastructure improvements. Some of these efforts related to zoning include:

- In 1999, the **Revitalization Overlay Architectural District (ROAD)** Zoning Bylaw was adopted to ensure new projects are aligned with the town's character and vision for sustainable growth. The ROAD was created as an alternative to traditional zoning practices and allows the Town to offer specified zoning relief for commercial development/ redevelopment projects in business districts south of Route 6, including the Route 28 corridor.
- In 2006, the **Hotel/Motel Overlay District 1 (HMOD1)** Zoning Bylaw was adopted. During the 1950's and 60's, Yarmouth became a popular summer destination with the construction of many traditional seasonal motels and hotels along Route 28. At that time, many of those properties had fallen into disrepair and opportunities for their redevelopment had been limited and constrained by existing zoning regulations regarding use, lot size, and density. The intent of HMOD1 Zoning Bylaw was to provide a carefully controlled mechanism that promotes the redevelopment of motel properties into new commercial, mixed, and/or multi-family housing uses. Numerous motel projects have been completed since adoption.
- In 2008, the **Hotel/Motel Overlay District 2 (HMOD2)** Zoning Bylaw was adopted and encompasses Motel properties along Nantucket Sound off South Shore Drive. This bylaw provides a mechanism for motel owners to renovate, reconstruct and/or replace their properties as of right to improve our waterfront lodging offerings.
- In 2012, the **Village Centers Overlay District (VCOD)** Zoning Bylaw was. The intent of the VCOD is to provide incentives for economic development that will generate revenue for the Town and promote year-round tourism and employment, while requiring strict design standards that reinforce Yarmouth's community character. The VCOD includes four subdistricts, each of which is tailored to enhance the positive characteristics of the immediate neighborhood.

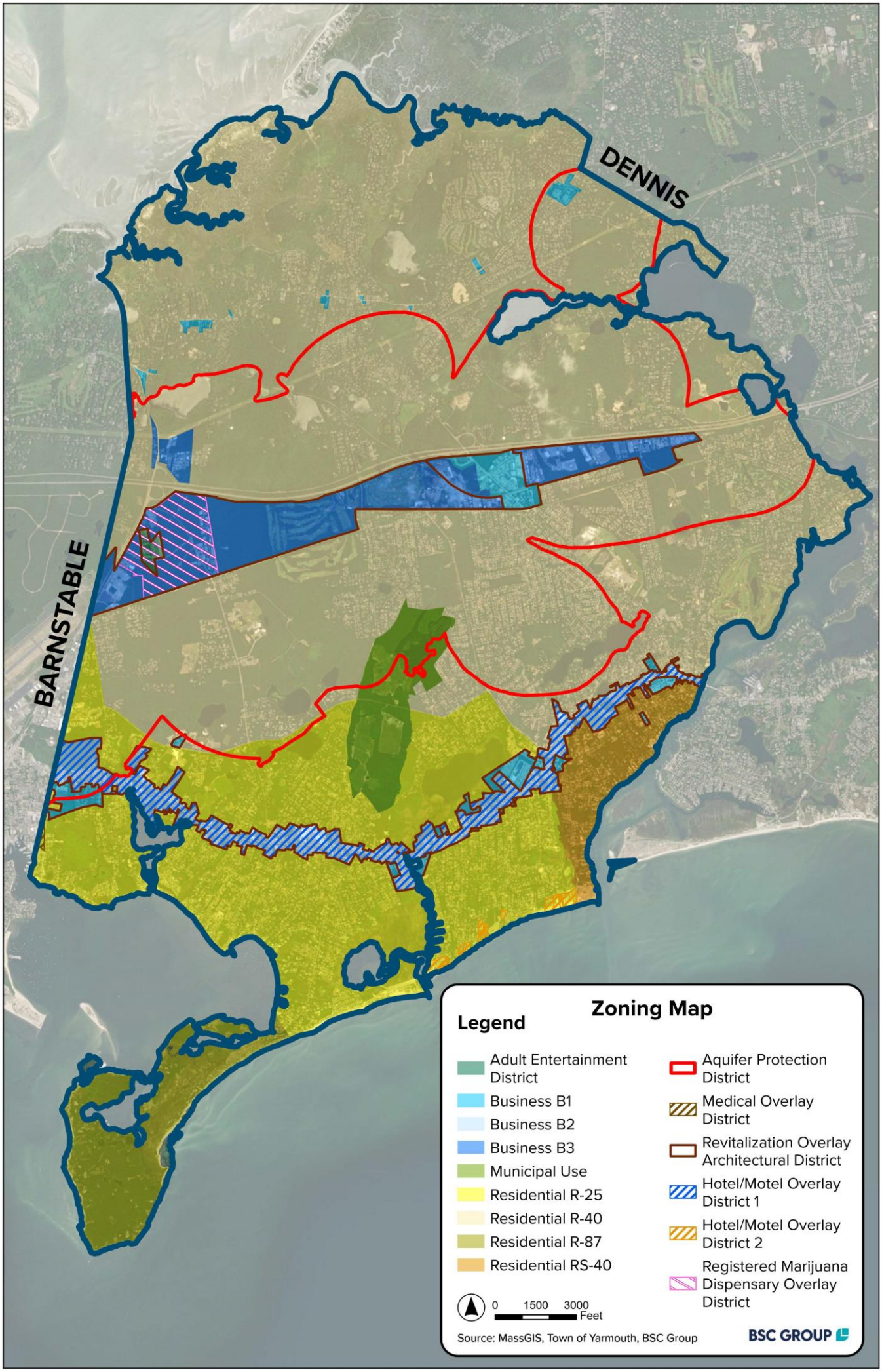
Current Land Uses

Present day Yarmouth still includes large tracks of town-owned natural areas used for open space, recreation, wellhead protection, conservation, plant and wildlife habitats, and environmental resource protection.

The Town has also retained significant historical areas of town including Route 6A and the Captain's Mile, and the South Yarmouth/Bass River Historic District. The 1960s and 70s saw significant residential development in Yarmouth with large subdivisions created on smaller lots south of Route 6, and larger lots in Yarmouth Port.

Although peppered with small marinas throughout the south end of Town, only the Bass River/Packet Landing area serves as a working waterfront with commercial fishing vessels and residential/commercial activities nearby.

Much of Yarmouth's commercial development south of Route 6 includes suburban commercial style development along Route 28 and Station Avenue. Zoning efforts along Route 28 have been designed to encourage mixed use and the creation of walkable village activity centers. The Cape Cod Commission has designated community activity centers in Yarmouth along the eastern end of Route 28 in the South Yarmouth Village/Bass River area, and near the Cape Cod Hospital on the western end. The industrial activity center is along White's Path but is limited due to its location within a wellhead protection zone.


DENNIS
BARNSTABLE
Zoning Map
Legend
Adult Entertainment District
Business B1
Business B2
Business B3
Municipal Use
Residential R-25
Residential R-40
Residential R-87
Residential RS-40
Aquifer Protection District
Medical Overlay District
Revitalization Overlay Architectural District
Hotel/Motel Overlay District 1
Hotel/Motel Overlay District 2
Registered Marijuana Dispensary Overlay District
0 1500 3000 Feet
Source: MassGIS, Town of Yarmouth, BSC Group
BSC GROUP

Land Use Key Issues

- Balancing a mix of commercial and residential development along Route 28.
- Creating well defined walkable village centers.
- Preventing further environmental degradation from new development or redevelopment.
- Revitalizing and reimagining the Route 28 corridor as municipal wastewater will encourage redevelopment.
- Permitting process is lengthy, costly and unpredictable with too many uses needing Special Permits.
- Need for more housing types and opportunities.
- Need for more commercial and economic development opportunities in our business corridors.
- Former Mattacheese Middle School property offers a unique opportunity for a variety of land uses.

Recent Actions Related to Land Use

Many of the recent actions by the Town related to land use are intertwined with other areas included in the LCP, including but not limited to housing, climate resiliency, transportation, economy and wastewater infrastructure. The actions listed in the land use section focus primarily on elements such as zoning and regulations that create the framework for private development to occur in Yarmouth.

In 2021, the **Rt. 28 Corridor Growth Incentive Zone (GIZ)** was extended to October 2031. The purpose of the GIZ is to ease regulatory requirements and facilitate the redevelopment of motel properties by allowing development that might otherwise have triggered a review by the Cape Cod Commission as a Development of Regional Impact. The GIZ applies to 35 motel properties along Route 28.

In 2022, the Zoning Bylaw was modified to expand opportunities for **Seasonal Employee Housing** at Motels/Hotels to include employees from any local business. Seasonal employees are critical to our tourism economy and finding them temporary housing has been challenging for our businesses. Various other Zoning amendments have been made in the past several years to expand business opportunities for more Entertainment, Home Occupations, Short-Term Rentals and Accessory Apartments.

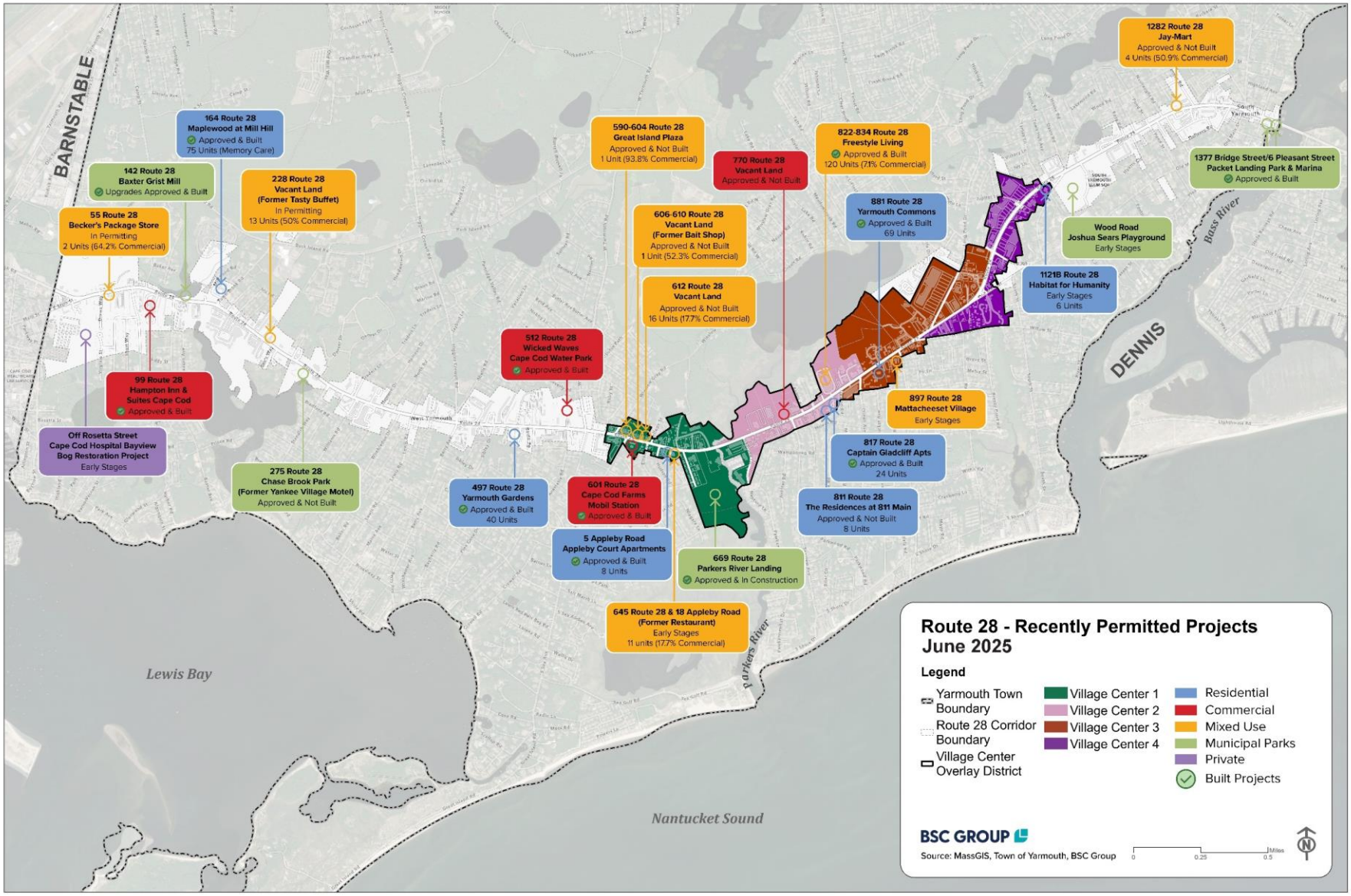
The Town conducted a **Route 28 Mixed-use Analysis** in the spring of 2025 to get a better understanding of the opportunities, impediments, and potential incentives for the creation of mixed-use developments along Route 28. This work included a **Regulatory Review** including benchmarking of successful mixed-use developments; review of zoning and identification of tools/incentives to solve impediments to mixed-use; development of site renderings (see Figure 3-5) and **Feasibility Study** including illustrations for development of three (3) hypothetical sites of varying sizes (one-three acres); inventory of recent projects within the Route 28 corridor (see Figure 3-6); a fiscal feasibility assessment to get input from business leaders and developers on common challenges, potential solutions, and best real world programming needed for financial viability; along with presentations and final reports.

Figure 3-5. Yarmouth Mixed Use Development Feasibility Study



Source: Union Studios

Figure 3-6. Recent Development Projects along Route 28



The **Mattacheese Utilization Committee** (MUC) was formed by the Select Board in 2024 to study a wide variety of scenarios for reuse of the former Mattacheese Middle School site. The project will include input with technical support to determine alternative scenarios that will contribute to, but not be limited to, one or many of the following areas: economic, cultural, recreational, tourism, social, housing, parks, community centers, or educational development of the Town of Yarmouth. The outcome shall provide plans, profiles, and renderings, with costs associated with its engineering, permitting, design, construction, implementation, funding, and operations, with an understanding of impacts on the community both as a whole and nearby to the site.



Photo – Participants at a Mattacheese Utilization community meeting.

Transportation & Connectivity



Photo - Shared Use Path on Higgins Crowell Road

Traffic congestion is an ongoing concern in Yarmouth, particularly during the summer months when the town's population swells with visitors, doubling or tripling in size. Three major roadways run through Yarmouth including Route 6, which travels through the center of the community and is the only major road connecting all of the Cape Cod towns. The other major roadways in Yarmouth include Route 28 to the south and Route 6A to the north. The main local north-south connection roads are Willow Street to the west and Union Street/Station Avenue to the east. No new arterial or collector roads, or expansion of existing roadways, are currently proposed in Yarmouth.

Yarmouth has a total of 273 miles of roads. Approximately 56% are owned and maintained by the Town itself, while 35% are under private ownership. The remaining 8% are managed by MassDOT, which includes Routes 6, 6A, and 28. Many of the Town's planning efforts involve increasing availability of walking and biking connections between activity areas.

Transportation and Connectivity Key Issues

- Increasing speeds, traffic congestion and safety concerns throughout the year, not just during the summer season.
- Multiple intersections in the Barnstable County High Crash Locations report.
- Results of Cape Cod Commission Vision Zero project identified several high injury networks/intersections in Yarmouth.
- Traffic volumes along Station Avenue - which serves as the main access to and from Route 6 Exit 75 - local businesses, the Cape Cod Rail Trail and three schools.
- High level of car dependency and increased commuting.
- Safety concerns for bicyclists and pedestrians. Gaps in bicycle and pedestrian connections, especially to destination locations, limits walkability and bike-ability.
- Narrow road layouts, historic context (i.e., Route 6A) and environmental constraints may be challenging for some roadway and bike/ped improvements.
- Limited influence and input on improvements proposed at the Cape Cod Gateway Airport which may impact Yarmouth residents including flight paths, noise and PFAS contamination.
- Flooding of low-lying roadway networks due to sea level rise and climate change.
- Route 6 Bass River Bridges are in poor condition and cause tidal restriction.
- Deteriorated condition of the Cape Cod Canal Bridges and impacts to the transportation network and economic viability of our community during the long-term bridge repairs and replacement.
- Limited access to public transportation presents a barrier to residents who are more likely to feel the financial strain of owning and maintaining a car.

Recent Actions Related to Transportation and Connectivity

The Town has made significant strides in expanding bicycle and pedestrian infrastructure aimed at improving transportation options and enhancing the quality of life for residents and visitors by providing sustainable, accessible, and scenic alternatives to traditional car-based travel.

Construction began in 2025 on Phase 3 extension of the **Cape Cod Rail Trail**, a major recreational and transportation asset. The first phase, completed in the fall of 2017, connects two of Yarmouth's major recreational areas, Flax Pond Recreation Area and Peter Homer Park, and includes a parking lot trailhead and a bridge over Station Avenue, enhancing access to the north-south shared use pathway along Forest Road. The second phase, completed in 2019, included the

construction of a bridge over the Bass River, completing the connection between Yarmouth and Wellfleet along the Rail Trail. The third and final phase of the extension will upgrade the existing bike path and extend the trail further into Barnstable. This phase will also include a bridge over Willow Street and the railroad tracks, and a trailhead with 80 parking spaces located north of the roundabout on Higgins Crowell Road. The Town also recently completed a shared use pathway along the east side of Higgins Crowell that connects Buck Island Road and Sandy Pond Recreation Area to the future CCRT. Yarmouth has also begun the process to join the Complete Streets Program to provide safe and accessible options for travel including walking and biking throughout Town. Through this program, the Town can also participate in the Safe Routes to School Program.

During 2024-2025, the Cape Cod Commission launched its comprehensive **Vision Zero Action Plan** which identified numerous goals and actions to increase vehicle and pedestrian safety on Yarmouth's road system. The Plan identified a number of high injury networks/intersections in Yarmouth including Buck Island Road from Camp Street to Winslow Gray Road; the length of Old Main Street; Station Avenue from North Main Street to Route 6 Ramps at Exit 75; Willow Street from the Barnstable Town line to Higgins Crowell Road; Old Townhouse Road and Forest Road intersection; long stretch of Route 28 from the Barnstable Town line to Old Main Street; and Route 6A from Willow Street to Weir Road. The action plan includes a series of short and long term "countermeasures", descriptions of contributing factors, funding and jurisdiction, and serves as a guide for the Town to utilize in evaluating and implementing future safety measures.

The March 2025 **Barnstable County High Crash Locations Report** prepared by the Cape Cod Commission identifies the top 50 crash locations on Cape Cod. Yarmouth has several including the signalized intersections at East Main/Route 28 near the Barnstable Town Line and the Old Main/North Main/Route 28 intersection near the Dennis Town Line, which are both being improved through MassDOT improvement projects. Other intersections include the signalized intersections for the off ramps at Exit 72 and the nearby Higgins Crowell/Willow Street intersection, Higgins Crowell/Buck Island intersection, Station Avenue/White's Path intersection, and the unsignalized Exit 75 off ramps.

In 2025, the CCC released the final report for the **Station Avenue Corridor Study** which develops a detailed set of key short – and long-term recommendations to improve safety, provide accommodations for all roadway users, and reduce congestion. As part of this study, the Commission completed a Road Safety Audit of the signalized intersection at Station Ave/White's Path (a high crash intersection).

In 2025, construction is expected to begin on MassDOT's replacement of the **Bass River Bridge**. The project includes improvements to the nearby signalized intersection at Old Main Street and North Main Street (a high crash intersection) which also includes bus stop pull-offs

(Project #612574). This bridge carrying Route 28 over the Bass River between the Towns of Dennis and Yarmouth will be entirely replaced and the work will coordinate with the Main Streets Intersection Improvement project in Yarmouth. This project incorporates sidewalks, bike lanes and a shared use pathway, as well as four overlooks along the bridge.

During 2025, the Town continued seeking public input on proposed **Route 6A Village Center Improvements** from Gingerbread Lane to east of Minden Lane (MassDOT Project #613933). The project will include upgrades to drainage, defined on street parking, new sidewalks and pedestrian safety improvements including crosswalks and historic pedestrian level lighting. Concept plans were presented to the Select Board in October 2024 and additional design funding obtained at the 2024 fall Town Meeting to further the design to the pre-25% design phase. Staff are continuing to work with consultants VHB and MassDOT to move this project into construction.

Figure 3-7. Concept Plan for Route 6A



Source: Vanasse Hangen Brustlin, Inc.

In 2024, the **Cape Cod Regional Transit Authority (CCRTA) SmartDART** service was expanded. The on-demand ride-hail service was expanded to serve all 15 Cape towns. The service provides an affordable, safe and convenient opportunity to navigate your respective town and/or connect with the CCRTA Fixed Route Lines. The expansion of the public transit system is a subject of ongoing regional discussion, with efforts aimed at improving service for both year-round residents and the seasonal workforce, addressing the unique demands of Yarmouth's population.

In 2025, the Cape Cod Commission also kicked off a two-year planning study in coordination with the CCRTA to better understand passenger needs on transit routes across Cape Cod, as well as studying intercity bus service.

In 2023, MassDOT held a 25% design public hearing for the **Route 28 Corridor Improvement Project**. The project extends from the Yarmouth Road in Barnstable to the Parkers River in Yarmouth (Project #608264). The proposed project includes improvements that address safety, multi-modal travel, and intersection geometry and operations along this stretch of Route 28. The project includes corridor improvements such as upgrading the sidewalks, wheelchair ramps, and driveway aprons to current AAB/ADA regulations, and bicycle accommodations throughout the corridor, including a 10-foot-wide shared use pathway.

Figure 3-8. Proposed signalized intersection at Town Brook Road and Route 28



Source: MassDOT 25% Design Public Hearing

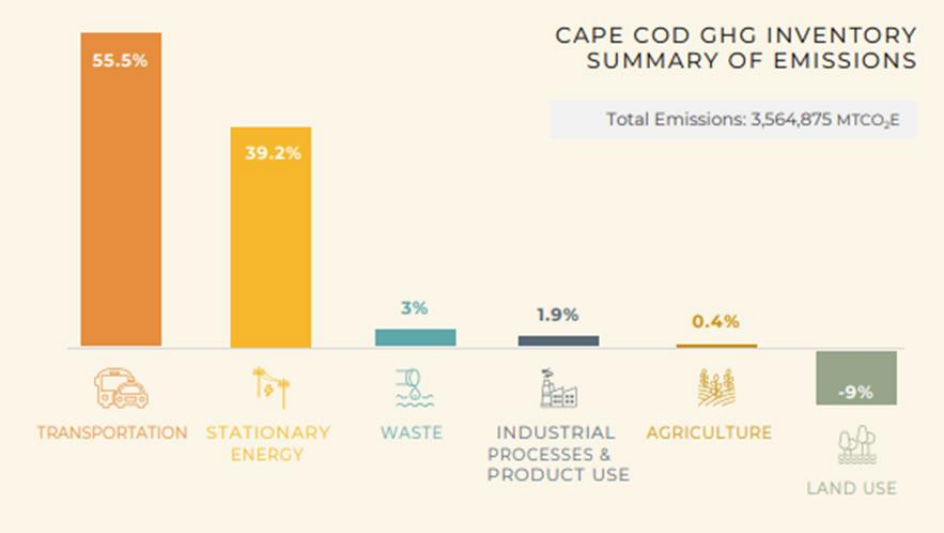
In 2022, the **Cape Cod Gateway Airport Master Plan** was completed. Although located in Hyannis, it abuts the western boundary of Yarmouth. As the airport looks to future possible expansion, the Town has identified its desire to be a strong partner to ensure this growth can happen in a way that truly benefits the community from a variety of perspectives (transportation, economic, tourism, environmental, etc.).

Climate Mitigation & Energy

This section focuses on the Town's efforts to encourage and educate the community about energy conservation, efficiency, renewable generation, and reducing carbon emissions. It differs from the section on Coastal Resiliency, which focuses on the physical changes to infrastructure the Town may face in the future.

A critical source of information and guidance is the **CCC's Climate Action Plan**. Completed in 2021, the Climate Action Plan is a "major component of the Cape Cod Climate Initiative, a community-focused, information-based effort to inform a strategic framework and collaborative approach to address the region's contributions to and threats from climate change". The Cape Cod Climate Action Plan is aligned with the Commonwealth's Next Generation Roadmap for Climate Policy enacted in 2021 which establishes a State-wide net zero carbon emission target for 2050.

Figure 3-9. Summary of Cape Cod Greenhouse Gas Emissions Inventory



Source: Cape Cod Commission

The Town of Yarmouth spends more than one million dollars annually on electricity. To alleviate the financial burden on taxpayers and minimize environmental effects, significant advances have been achieved. Yarmouth became a **Green Community** through the State's Green Communities Program in 2018 and has worked proactively to lower the Town's carbon footprint through energy efficiency improvements on its municipal buildings and by replacing its fleet of gas-powered car engines with electric or hybrid vehicles.

The Town received **Green Community grants** towards **energy conservation** measures in several municipal buildings including but not limited to Town Hall, Water Department, Police Department, Recreation Department, Bayberry Golf Course, Sewage Treatment Plant and Senior Center. The Town has also installed EV Charging stations at various Town Buildings, including Town Hall, the Senior Center and Department of Public Works.

Yarmouth was the first Town on Cape Cod to install solar on its Town Hall in 2008 and has been proactive since then in renewable energy installations, now being home to approximately 1.6 megawatts. The Town owns multiple sites equipped with **solar panels**, including the Septage Treatment Storage Tank, various Town Buildings, and at the Dennis-Yarmouth Regional High School, Mattacheese Middle School, and Marguerite E. Small Elementary School. The Town saves approximately $378,000 annually from solar installations on municipal structures.

The Town is also a participant in the **Cape Light Compact**, a nationally acclaimed energy services organization managed by the 21 municipalities of Cape Cod and the Islands. The mission of the Compact is to provide services to its 210,000 customers by implementing established energy efficiency programs, advocating for consumers, and offering competitive renewable electricity supply.

Climate Mitigation & Energy Key Issues

- High cost of energy and need for energy conservation and efficiency.
- Large land consumption for ground mounted solar.
- Aesthetics of parking lot solar canopies, especially in large parking lots along Route 28 frontage.
- Limited EV charging stations (level 3) in Town.
- Need to identify additional ways to reduce greenhouse gas emissions.

Recent Actions Related to Climate Mitigation and Energy

The Town's **Energy Committee**, aligned with the Select Board's annual objectives, provides guidance on energy matters and proposes targeted initiatives. The Committee is committed to tracking developments and incentives in the energy sector to promote sustainability across municipal buildings, schools, businesses, homes, and transportation. The Energy Committee is currently working on updating their five-year vision and identify strategies to create a Town powered by clean, affordable, and secure energy.

Yarmouth became the first Town on Cape Cod to opt into the **Property Assessed Clean Energy (PACE) program** offered by MassDevelopment. PACE is a new mechanism to finance energy improvements on commercial and industrial properties in Massachusetts. The program allows for financing comprehensive energy upgrades through a betterment assessment which allows for a longer payback period of up to 20 years.

In 2025, the Town of Yarmouth was awarded a 3-year National Grid grant for the Town to hire a part-time **Municipal Energy Manager** (MEM) to lead efforts to reduce energy use and cut carbon emissions. An Energy Manager was brought on board in September 2025.



Photo – Solar panels (Source: BSC Group).



Waste Management

The Town of Yarmouth has a comprehensive waste management and recycling program. Of Yarmouth's 15,415 households, 8,905 were served by the trash program and 9,575 by the recycling program in 2023. The **Waste Management** section on the Town's website offers detailed information about the Yarmouth Disposal Area, recycling guidelines, proper disposal methods for various unique materials, and general waste management practices.

Additionally, the Town maintains a state-mandated **Recycling and Solid Waste Advisory Committee (RASWAC)** which plays a vital role in advising on these issues, conducting research, and ensuring residents and businesses are informed about effective waste management and recycling practices.

The town offers a **Residential Waste Drop Off & Recycle Area** for cardboard recycling, a food compost drop-off, and mattress recycling, disposal of yard waste, grass, and leaves. The Town has a robust education program and educational materials related to what materials are recyclable, information on the MassDEP Waste Ban, plastic bans, and hazardous waste collection.

The Town also organizes two **Household Hazardous Waste** collection days to safeguard local drinking water. These household hazardous waste (HHW) collections are essential for disposing of toxic chemicals that cannot be discarded in regular trash or poured down the drain, including pesticides, cleaners, and other various fluids. A small business hazardous waste collection is also available.

Yarmouth is also home to the **Regional Commercial Transfer Station** and rail service that runs Monday through Saturday. The station handles 75,000 tons annually but varies depending on the number of visitors the Cape receives. The transfer station accepts waste from the town's residential drop off and commercial waste from licensed haulers throughout Barnstable County. The waste is moved by rail car from the Yarmouth location to an off-cape location in Wareham Massachusetts where it is processed at a Thermomechanical Treatment Facility. The station was privatized in 2014.

Key Issues Related to Waste Management

- Shrinking locations to dispose of solid waste (garbage), wastewater sludge, and hazardous waste, along with increasing costs of disposal.
- Decreasing prices for recyclable materials.
- Waste is a resource the Town has not fully tapped into (i.e., pyrolysis process to convert organic materials to fuels or bio-char, collecting landfill methane).

- Composting for leaves and yard waste at the Transfer Station is at capacity and the final product is not saleable.
- Need for continuing public education on the Town's recycling programs and MassDEP Waste Ban regulations.
- Litter throughout the community.

Recent Actions Related to Waste Management

The Town has passed several **regulations to reduce the creation of solid waste in Yarmouth**. Single use plastic bags have been prohibited from being used by retail businesses since 2018. In 2022, the Town prohibited the sale of beverages in single use plastic containers, including water, juice, soda etc., by the Town or on Town owned property. In 2023, the Town prohibited the use of polystyrene (Styrofoam) takeout food containers by retail businesses. In 2024, the Town prohibited the sale of single use disposable water bottles. Also in 2023, the Town banned the use of single-use plastic food containers and utensils by commercial establishments. However, the implementation was delayed as the original bylaw would have eliminated 20%-30% of the commonly used packaging options, potentially creating hardships for both businesses and consumers. The Select Board created the Plastic Reduction Bylaw Task Force to make recommendations for improvements, which culminated in the development of the Disposable Plastic Foodware Rules and Regulations for Food Establishments which was approved by the Board of Health on September 15, 2025 and is effective January 1, 2026. Rescission of the original bylaw is proposed for the November 17th Special Town Meeting.



Photo – Yarmouth DPW facility.



Community Systems

Community systems include the culture, people, and economic activity that are critical for fostering and maintaining a vibrant community and social networks that serve and support the people who live, work, and play in our region. The community systems are intricately tied to the environment as impacts to natural systems, such as those related to climate change or water quality, will present challenges with respect to protecting cultural heritage, community character, recreational opportunities, and the economy.

Community Character & Cultural Heritage

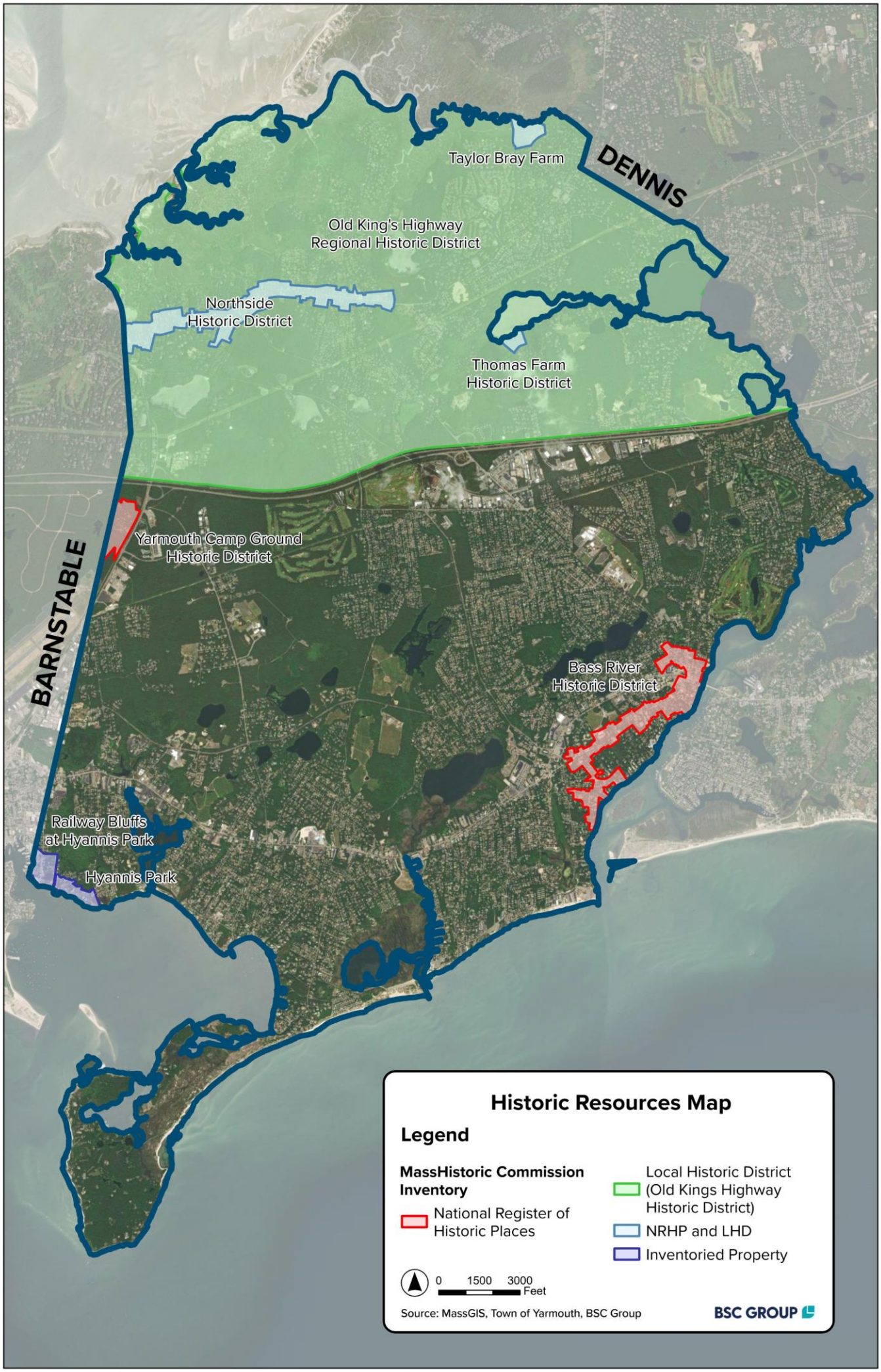
Yarmouth is one of the oldest towns on Cape Cod with a rich history, cultural activities, and events that bring the community together. Its central location on the Cape facilitates easy access to a variety of cultural activities, such as art exhibitions, concerts, museums, and historical landmarks. Cultural and historic organizations and facilities are also important assets to our community and help us to honor our history, traditions, diversity, and emphasize the cultural and historical importance of the Town.

Yarmouth is home to the **Cultural Center of Cape Cod**, which serves as a central hub for both the community and visitors interested in cultural, culinary and artistic pursuits by providing instruction, entertainment, and exhibitions. The **Historical Society of Old Yarmouth** works diligently to preserve and promote community interest in the history of Yarmouth. They have extensive information on the Town of Yarmouth history including photographic archives and a public research library. They also manage the Captain Bangs Hallet House Museum, a furnished sea captain's home, Kelley Chapel and the adjacent Historic Society nature trails. Lectures and concerts are also regularly held at Thacher Hall, a restored Swedish church near the Route 6A common.

Yarmouth's community character and cultural heritage are strongly influenced by the concentration of historic structures along Route 6A, in the village of Yarmouth Port, and along the Bass River in South Yarmouth. Yarmouth has many historic structures open to the public including the Judah Baker Windmill, Taylor-Bray Farm, Baxter Grist Mill, Winslow Crocker House, Edward Gorey House and the Captain Bangs Hallet House Museum. Yarmouth also has many historic houses of worship such as the Quaker Meeting House on North Main Street, the South Yarmouth United Methodist Church on Old Main Street and The First Congregational Church of Yarmouth on Route 6A.



Photo - Baxter Grist Mill, Route 28


Taylor Bray Farm
DENNIS
Old King's Highway
Regional Historic District
Northside
Historic District
Thomas Farm
Historic District
Yarmouth Camp Ground
Historic District
BARNSTABLE
Bass River
Historic District
Railway Bluffs
at Hyannis Park
Hyannis Park
Historic Resources Map
Legend
MassHistoric Commission
Inventory
National Register of
Historic Places
Local Historic District
(Old Kings Highway
Historic District)
NRHP and LHD
Inventoried Property
0 1500 3000
Feet
Source: MassGIS, Town of Yarmouth, BSC Group
BSC GROUP

In addition to the many historic structures and landscapes throughout the town, four designated **historic districts** have been created to protect and manage the Town's historic resources:

- Old Kings Highway Historic District, encompassing the segment of Yarmouth north of Route 6;
- Yarmouth Campground Historic District off Willow Street;
- South Yarmouth/Bass River Historic District along Old Main Street and neighboring streets, and;
- Northside Historic District, located along Route 6A (includes the Captain's mile with over 50 homes once owned by Sea Captains.)

In 2006, Town Meeting authorized the creation of Yarmouth's **Tourism Revenue Preservation Fund** (TRPF). The funding is administered through the Department of Community Development under the direction of the Community and Economic Development Committee (CEDC) and subject to appropriation annually by Town Meeting. The Special Event Grant Program strives to establish new or expand existing events that promote and enhance tourism and our local economy, especially in the shoulder seasons.

Some events receiving TRPF in the past include the Saint Patrick's Parade, Seaside Festival, Pirate Festival, Taylor-Bray Farm Sheep and Fall Festivals, YD Red Sox, and events and marketing for the Cultural Center of Cape Cod. The CEDC has also funded the annual sand sculpture trail and marketing events through the Yarmouth Chamber of Commerce.

TRPFs are also used to fund public improvements that mutually benefit visitors and residents. Some past projects include the Packet Landing Pavilion, the Parkers River Landing event space, Sandy Pond Playground and Splashpad, community information boards, interpretive signage, roadway banners, utility box wraps, and invasive species/vista management.

Community Character and Cultural Heritage Key Issues

- Not fully tapping into the tourism opportunities and promotion of our cultural resources, historic sites and structures.
- Creating more public art.
- Developing opportunities for other events, especially in the shoulder season.

Recent Actions Related to Community Character and Cultural Heritage

In 2025, Town Meeting approved funds for a **Town Common Feasibility Study** for the possible creation of a Town Common and park area adjacent to the former Laurence MacArthur Elementary School. This project was identified in 2008 and may support efforts to create a more traditional downtown or Main Street destination area on Route 28.

The Select Board formed the **Public Arts Committee** whose members are charged with developing guidelines for installation of public art on town owned land, identifying/ prioritizing locations, identifying funding opportunities, and reviewing public art proposals for recommendations to the Select Board.

The **Community Preservation Committee (CPC)** and **Historical Commission** have worked on several projects to expand the historic footprint of the Town including, but are not limited to funding for the design, fabrication and installation of an American Revolutionary War monument at Fred Thacher Playground on Route 6A, repairs to the Baxter Grist Mill property, refurbishment of the Memorial Arch and Village Water Pump at the corner of Route 6A/Summer Street, and repairs to the barn and cottage roof at Taylor Bray Farm.

The Historical Commission received CEDC funds to place **Sons of the American Revolution (SAR)** grave markers at the graves of participants in the American Revolution buried in Yarmouth. There are 53 identified graves at Ancient Cemetery and 6 at Woodside Cemetery. The Historical Commission also received funds from CEDC and CPA for the fabrication and installation of approximately **18 interpretative educational signs** at various sites to highlight historic places and events in Yarmouth.

As previously noted, special events play a significant role in the fabric of our community and can help to promote tourism in the shoulder seasons. One of the many notable events is the **Yarmouth Seaside Festival** which occurs annually in October. It is organized by a volunteer committee and has grown into a gala event which boasts a craft fair of more than 125 crafters from all over the country, continual musical entertainment, high-quality children's events, nature shows, a kayak and canoe race, pie-eating contests, beach bonfire, road race, and fireworks display. Another long time event is the **Cape Cod St. Patrick's Parade** held in March which has been going for 20 years and is another annual event that draws people to Yarmouth, builds community pride, and is fun for all ages.

The **Yarmouth Sand Sculpture Trail** has been organized since 2011 and is partially funded by the Tourism Revenue Preservation Fund and includes over 30 sand sculptures throughout the town. It is marketed as a family outing which occurs from Memorial Day to mid-October.

Economy



Yarmouth's economy is directly connected to the other elements of the LCP, including our natural environment, coastal resiliency, housing, land use, recreation, infrastructure, and community character. Our economy needs all of these elements working together to thrive and grow in a sustainable manner.

During the community engagement and public outreach process for this LCP, a recurring theme was the necessity for the Town to place a stronger emphasis on economic development. The requests and feedback advocating for enhanced initiatives to promote and support economic development by the Town, such as reducing the reliance on seasonal tourism, expanding the shoulder seasons, the recruitment of additional staff dedicated to economic development, improved communication with both businesses and residents, financial assistance, and the expansion of workforce housing options, were evident.

The Town has identified that creating year-round activities is essential to sustaining economic growth. Encouraging off-season tourism and making Yarmouth an attractive place for young people to live and work will help strengthen the local economy, foster innovation, and ensure a more stable future for the community. By strategically promoting Yarmouth as a vibrant, year-round destination, the Town can reduce its dependence on the seasonal tourism boom and create a more diverse, resilient local economy. Encouraging off-season visitors will also support local businesses, attract new industries, and improve the overall quality of life for residents.

In August 2024, the Cape Cod Commission presented its updated Comprehensive Economic Development Strategy (CEDS) to the Yarmouth Planning Board. One of the key challenges identified in the CEDS report is the close relationship between housing and the workforce:

"One of the primary economic challenges currently facing the region is the lack of affordable and attainable housing options for current and future residents, particularly employees. Different types of housing other than detached single-family homes are often not allowed to be built because of local zoning or lacking infrastructure. Many businesses have had to reduce their operating hours due to a lack of staff who cannot secure housing in the region. Along with the high cost of housing, childcare can be expensive and hard to find and many of the tourism-related jobs are lower-paying. Many employees commute to the region, crossing the two Canal bridges daily, but those bridges are in dire need of replacement. Relying on employees to commute to the region is not sustainable and does not help to foster a strong year-round economy."

The Yarmouth Planning Board identified the need to provide more diverse and higher paying jobs as one way to meet the increased cost of housing in the Town. Many of the other goals associated with the economy in Yarmouth are in line with the CEDS overarching themes of incentivizing year-round housing, investing in wastewater, broadband and other infrastructure, protecting natural resources, and enhancing workforce development and economic diversity.

Cape Cod Community College and Cape Cod Regional Technical High School offer a wide range of technical courses and associate degree programs to help cultivate a skilled workforce that is essential for supporting local businesses. Programs like the Mass Leads Act, which supports workforce training and innovation grants and MassHire (the Massachusetts Workforce System, which connects businesses and job seekers), are options to enhance Yarmouth's business growth by attracting companies seeking skilled labor.

Demographics

As a tourist destination and retiree community, it is not surprising that the top four private employment sectors in Yarmouth by number of employees are Accommodation & Food Services (16.1%), Health Care & Social Assistance (15.5%), Construction (11.1%) and Retail Trade (11.0%). Among these, Construction has the largest number of business establishments, with 163 and Accommodations and Food Services has the highest monthly average number of employees with 1,345 (Source: US Bureau of Labor Statistics).

Administrative and Waste Services (5.7%), Utilities (5.1%) and Transportation and Warehousing (4.8%) are also larger employment sectors in Town. In recent decades, The Town has become home to several entities and operations for major utility companies (Verizon, Comcast, National Grid gas and Eversource electric) and larger companies including UPS and FedEx. The Town also hosts regional facilities including the commercial transfer station, police training facility, fire training facility, and the town shares elements of the Cape Cod Hospital with Hyannis.

The workforce in Yarmouth consists of 11,921 employed individuals, with the majority (64.1%) working for private companies, 11.5% for local, state, and federal governments, 10.6% for non-profits, and the remainder in some form of self-employment (Source: US Census 2023 ACS 5-Year Estimates). With a large retirement population, we have fewer people working with only 57.8% of residents aged 16 and over in the labor force, compared with a state-wide proportion of 67.1%. Dennis has a similar labor force participation rate (56.2%), but Barnstable's rate is higher (65.3%). U.S. Census data also shows the unemployment rate in Yarmouth (6.2%) is higher than in the neighboring communities of Barnstable (3.3%) and Dennis (4.0%). The median income for a household in Yarmouth is $81,985 annually, below the median income for Barnstable County ($94,452), and the median income for the Commonwealth of Massachusetts ($101,341).

Key Issues Related to the Economy

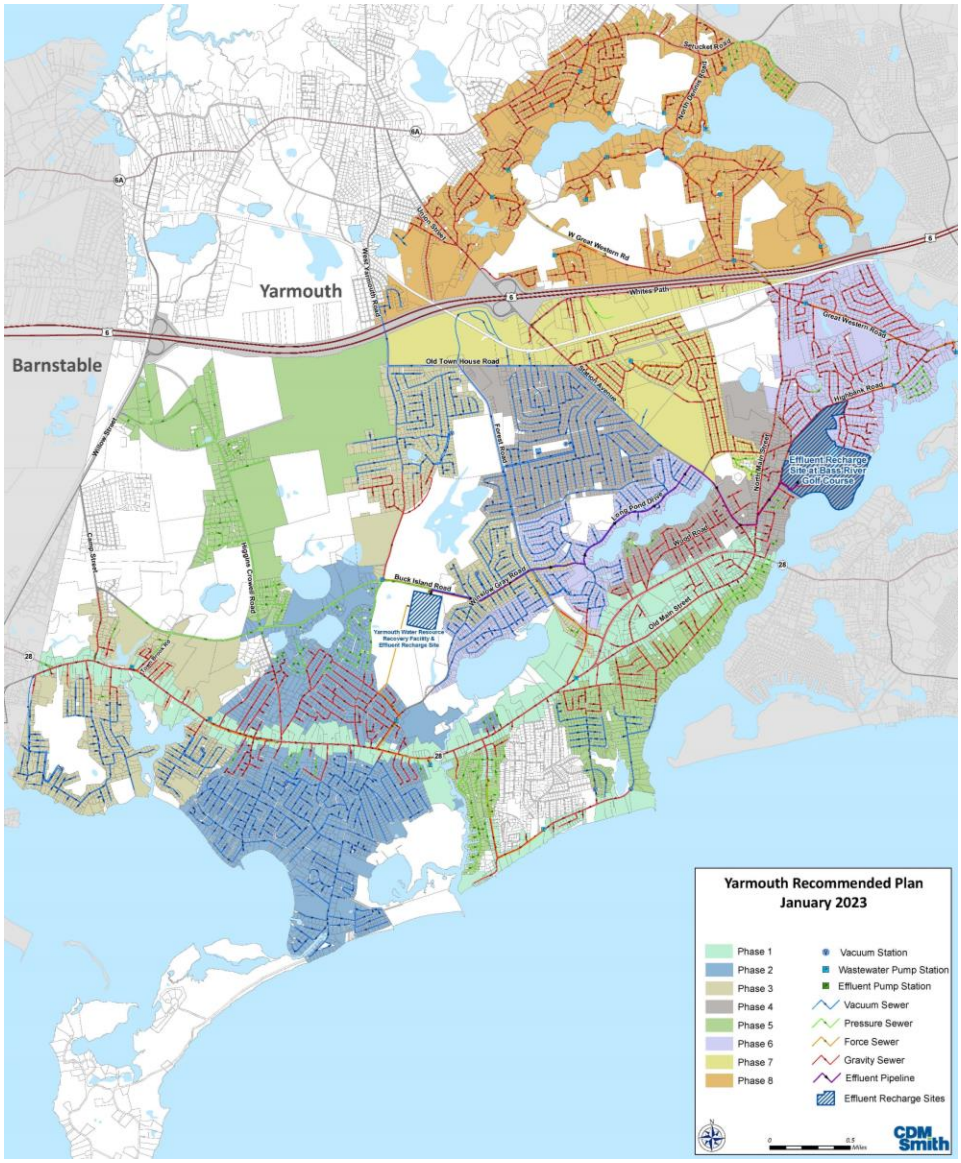
- Impacts to traditional Cape Cod tourism due to the changing demographics of visitors, fewer repeat customers and a new younger crowd not coming to the Cape. People are looking at other vacation venues rather than repeat Cape Cod family vacations.
- Seasonality of business climate, summer vs. winter.
- Lack of things for younger residents and visitors to do, especially in the off season.
- Need better defined, walkable, mixed-use villages.
- Heavy reliance on seasonal tourism with limited high quality, diverse year-round jobs.
- Limited Town resources focused on economic development, grants and business incentive and growth programs.
- Attracting and retaining year-round and seasonal employees.
- Limited access to attainable workforce housing.
- Limited childcare options.
- Not capitalizing enough on our mid-cape location and abundance of family-friendly activities.
- Aesthetics of the Town can impact business success, i.e., streetscapes, maintenance of beaches and recreation areas, and blighted or vacant properties.
- Zoning limitations on higher density housing or mixed-use opportunities.
- Permitting can be lengthy, costly and unpredictable.
- Traffic congestion and wastewater construction disrupts business activity.
- Limited information on excess wastewater capacity hampers businesses from planning future expansion and investments.
- Limited access to high-speed internet and alternative internet options.
- Limited capitalization on the Cape Cod Rail Trial (CCRT) and environmental/eco-friendly tourism.
- Increasing residential tax burden and stagnant growth in commercial taxes.

Recent Actions Related to the Economy

Construction began in 2024 on the **Comprehensive Wastewater Management Plan (CWMP)** and represents a significant opportunity for Yarmouth to diversify its economic base. By improving infrastructure, and eliminating the constraints of on-site septic systems, the Town can attract new

private investment as well as allowing our existing businesses to grow. Diversifying the size and types of businesses will contribute to a more resilient economy that is less affected by seasonal tourism fluctuations and economic downturns. **Phase 1** of the Town's CWMP includes the Route 28 commercial corridor and South Shore Drive, aimed at encouraging early commercial investment in the project. Investments in these Phase 1 locations will generate new commercial revenue and new growth revenue, which can act as a catalyst for financing subsequent phases of the Town's wastewater initiative.

Figure 3-10. Recommended 8 Phase Comprehensive Wastewater Management Plan, January 2023



Source: CDM Smith

The **2018 Wastewater Infrastructure Effects on Economic Opportunity in Yarmouth** report highlighted that the establishment of wastewater infrastructure could potentially attract commercial investments nearing $100 million. Such an investment would facilitate Yarmouth's transition towards an economy capable of alleviating the tax burden on residential properties, while simultaneously enhancing the diversity of amenities and promoting redevelopment.

In 2023, the **Mattacheese Utilization** project began. It presents a unique opportunity to drive economic growth and diversification in the community. The site's 70-acre expanse, along with the existing Marguerite E. Small Elementary School, offers an opportunity for creating a potential mixed-use development that aligns with the Town's economic, recreation, conservation and social goals. The inclusive process will involve extensive community engagement and solicitation of ideas from many of Yarmouth's boards and committees. The redevelopment of the Mattacheese Middle School property could provide long-term economic benefits, including job creation, increased tax revenue, and diversification of the local economy.

In 2022, the **Gateway Airport Master Plan** was completed. The Plan is a long-term land use plan with the main objectives of ensuring safe and operationally efficient facilities that meet FAA standards, develop feasible and flexible alternatives to meet forecast demand and define compatible land uses surrounding the airport. A 2014 state study demonstrated the Gateway Airport has a direct annual economic impact of $119.2 million on the Cape Cod community. This includes 2,135 jobs created by the airport and its tenants, $85.3 million in payroll paid to these workers, and $208 million annually in direct and indirect economic benefits, driven by airport operations, tenant businesses, and visitor spending. This impact highlights the airport's importance as a driver of jobs, business activity, and overall economic health for the region.

The town maintains a collaborative relationship with the **Yarmouth Chamber of Commerce**. The Yarmouth Chamber includes 400 members from Yarmouth and surrounding communities dedicated to building a strong local economy. Through the Community & Economic Development Committee's Tourism Revenue Preservation Funds, the Town contracts with the Chamber to market the Town of Yarmouth through a comprehensive marketing plan, town branding, visitor services, special events promotion and coordination, market research, and more.

An **Opportunity Zone** has been designated in South Yarmouth which stretches from Parker's River to Bass River and includes Route 28 and South Shore Drive. The Opportunity Zone (OZ) Program provides incentives for investment by offering favorable tax treatment on capital gains for those investing in designated OZ areas. The One Big Beautiful Bill Act (OBBBA) signed into law on July 4, 2025 made adjustments to OZs and permanently extended the OZ program.

The **OpenCape Initiative** is a regional effort to expand fiber-optic broadband across Cape Cod. This network already runs along major state routes, such as Route 28, and there are ongoing discussions with other providers about expanding it to more residential and business areas. Yarmouth has also secured a $236,000 grant under the State's Municipal Fiber Program to rebuild its Institutional Network (I-Net), which links all public buildings with fiber. This upgrade will not only enhance municipal operations but will also create a foundation for further broadband improvements.



Photo - Yarmouth Chamber of Commerce ribbon cutting

Town Services

As identified through the 2021 Visioning Process, the Town of Yarmouth provides a variety of Community Services that add to the fabric of the community including general government, Public Safety (Police, Fire, EMT), health services, libraries, senior and age friendly services, recreation, libraries, and educational institutions.

Through development of our Vision Plan, residents want Yarmouth to be a town that *"is a safe place to live with a high caliber of municipal services, facilities, and infrastructure; cares for the more vulnerable members of the community and communicates effectively and transparently"*.

Based on public input and interviews with Town staff, the following key issues have been identified related to Town Services:

Key Issues Related to Town Services

General Government

- More effective, timely and transparent communication with the community.
- Deferred maintenance of municipal buildings, infrastructure, and other assets.
- Ensuring all town buildings and facilities are handicap accessible.
- Ability to attract and retain employees in all departments to more effectively meet community goals and for public safety.
- Impact of limited attainable housing on Town recruitment and staffing.
- Insufficient staffing levels in some departments.
- Reliance on Residential Taxes with commercial taxes not keeping up with inflation.

Public Safety

- Regional Fire Training Facility not completed.
- Condition of Fire Stations 1 & 2, and location of Fire Station 1 within a hurricane SLOSH zone.
- The second floor of Fire Station 3 is not finished, limiting use.
- With three schools in proximity on Station Avenue, school emergency preparedness is even more important.
- Concerns with flooding impacts and ability to access residents in an emergency.

- Limited funding available for training and staff development.
- High-cost investment to onboard public safety personnel.
- Increasing language barriers with residents/visitors.
- Staying current with evolving technology to enhance police services and increasing number of technology related crimes.

Health Services

- Raising awareness of substance abuse, access to treatment, and prevention.
- Communicating available services and resources to those in need.
- Mental health issues, homelessness, and limited number of in-patient beds on Cape Cod.
- Protecting the environmental health of our community (i.e., water quality testing, septic systems/wastewater program, hazardous materials, inspections).

Libraries

- Lack of modern library facilities as outlined in the Library Building Program & Community Needs Assessment, including buildings that lack enough room for meeting space, workspace, books/other media, technology, full accessibility, and antiquated building systems.

Senior and Age-Friendly Services

- Food insecurity
- Housing and homelessness
- Isolation and loneliness
- Technology divide
- Condition of the senior center facilities

Education and Learning

- Need for a 10-year capital plan for the DY School infrastructure.
- Earlier coordination with the schools on annual budgets and capital planning.
- Increasing enrollment in DYRSD since the 2020/2021 school year.
- School choice is at a 4:1 ratio of students leaving vs. entering the district.
- Larger number of High Needs students at 67% (economically disadvantaged, English

Language Learners, Special Education and First Language Not English).

- Poor condition of Marguerite E. Small Elementary School.

Recent Actions Related to Town Services

The Town hired a **Communications Manager** in 2024 and a **Communications Assistant** in 2025 to lead and coordinate communications efforts, increase public engagement, and use social media analytics, community surveys, and feedback to assess communication effectiveness. These positions support Town Departments to increase civic engagement that addresses all forms of outreach (cable television, social media, etc.).

In 2025, Yarmouth Town Meeting approved a **Proposition 2 1/2 Override** to fund five additional positions in the Fire Department and restructure the wage scale for FY2026. The funding allows the department to maintain competitiveness and aid in recruitment and retention. The proposition was approved at the annual election in May 2025.

In 2023, the Yarmouth Fire Department completed its first **Fire Department Strategic Plan** which charts the course for the Department for 2024 through 2028. Six strategic goals, along with their corresponding objectives, were established to facilitate the attainment of specific outcomes. Additionally, these goals aim to transform the organization's culture and operational methods, ensuring all members are aligned with and inspired by these collective objectives.

The **Yarmouth Police Department and Fire Department** have identified hiring and retaining personnel as a significant issue with several vacancies. In 2024, the Town authorized $100,000 to establish recruitment incentives to include “sign on” bonuses for Police and Fire personnel.

In 2025, the Department of Public Works completed a **Facility Condition Assessment** for five Town-owned buildings. The assessment represents due diligence as a necessary first step in a capital facilities plan. Detailed studies such as structural analysis, equipment testing, and other investigations may be required. However, the information allows the Capital Budget Committee information to set priorities and determine the next set of investments.

During 2024-2025, the towns of Yarmouth, Barnstable, and Sandwich engaged in an effort to create a **Regional Emergency Communication Center (RECC).** This regionalization initiative includes Yarmouth Police, Yarmouth Fire, Barnstable Police, Hyannis Fire, and Sandwich Fire. The design of the RECC will allow for future expansion to accommodate additional police or fire departments.

The **Yarmouth Substance Awareness Committee (YSAC)** was established by the Select Board to proactively address substance use disorder as well as substance misuse issues including prevention, intervention, treatment and recovery. They work to raise community awareness and provide information on available support programs.

The Yarmouth Library Board approved the five-year **Yarmouth Town Library Strategic Plan** in 2023**.** The Plan identified four themes and are the focus of the strategic plan including: intergenerational activities, sense of community, collaboration with other organizations, and educational opportunities. The Strategic Plan establishes goals, objectives and action items for the future.

In 2024, the Town completed the **Library Building Program and Community Needs Assessment**. This study was integral in obtaining a Planning and Design Phase, and Construction Phase grant from the Massachusetts Board of Library Commissioners (MBLC).

The Library Building Committee (LBC) was established in 2025 to implement the **Library Building Project** to develop the building architecture, site design and financing which needs to be completed by the end of 2025. The LBC met with the Select Board on June 17, 2025, where the Simpkins Field site was chosen as the preferred site for a new library, although there was strong interest expressed in also continuing operation of the West Yarmouth library.

Yarmouth's **Division of Senior Services** offers a multitude of programs and classes annually across various subjects. The primary objective of the Division is to cultivate an age-friendly community that improves the quality of life for older adults (60+) and their families by delivering programs and services in a nurturing and accessible setting.

The Town of Yarmouth is also supported by an **Age-Friendly Community Team** that provides guidance to the Town regarding the Age-Friendly Community Framework, ensuring the Town's continued membership in the World Health Organization Network. This team produces valuable data-driven reports and formulates strategies aimed at enhancing education, engagement, and initiatives that foster the ongoing development of an Age-Friendly Yarmouth, with a focus on inter-generational perspectives and awareness of ageism. Additionally, the Age-Friendly Community Team functions as an advisory board to both the Select Board and the Director of Senior Services.

In Program Year 2023, the Town allocated Community Development Block Grant (CDBG) funds for **a comprehensive site and building assessment of the Senior Center**, which serves the largest demographic of limited clientele in the town. The findings from this assessment will enable the Town to effectively plan for and execute necessary emergency repairs and enhancements to this

vital facility. During Program Year 2023, the Yarmouth CDBG Program also aided more than 250 seniors through the Elderly Nutrition Program's Meals on Wheels initiative.

The Dennis-Yarmouth Regional School District (DYRSD) completed their **DYRSD Strategic Plan** for the years 2024-2029. The Plan outlines objectives, initiatives, and anticipated outcomes. The expected outcomes encompass enhancements in academic performance, increased graduation rates, the establishment of a 5–10-year facilities and capital investment strategy, a reduction in out-of-district placements, and a decrease in student absences.

The School District was also invited into an Eligibility Period by the MA School Building Authority (MSBA) associated with the potential replacement of the Marguerite E. Small Elementary School. This process requires the Town to fund a feasibility study to determine the best options regarding the M.E. Small School, with the study expected to begin in 2026.

Recreation

Public parks, recreational programs, sports leagues, and cultural events offer valuable opportunities for leisure, physical engagement, and personal development. These amenities play a significant role in enhancing both mental and physical health, while also fostering stronger social ties among residents. Detailed information on the Town's recreational opportunities are outlined in the **2023 Open Space & Recreation Plan**.

Key Issues Related to Recreation

- Need for year-round recreational opportunities.
- Access to an indoor gym facility is needed for all ages.
- More programming for all ages.
- Lack of public awareness of programs, facilities, and access to water.
- Need to identify missing recreational infrastructure and needed facility improvements, including beach amenities.
- Handicap accessibility issues at facilities need to be addressed.
- More wayfinding and interpretive signage.
- Capitalize on the benefit of Town Golf Courses and Route 28 community parks for both tourism and recreation.

The Recreation Division provides a wide range of activities to meet the needs of residents and visitors. According to the **Recreation Division**, the division has continued to grow programs and the total number of registered participants from 3,842 in 2022, 4,840 in 2023, and 6,051 in 2024. The Recreation Division has increased programming by utilizing the gym, auditorium and music rooms at the former Mattacheese Middle School for a wide variety of multi-generational recreational activities including basketball and pickleball.

Access to **freshwater and saltwater beaches** is an important element of recreation in Yarmouth. Through the Parks and Recreation Divisions, the town maintains 11 main saltwater beaches and four freshwater ponds with beach access for swimming. The responsibilities include the hiring of lifeguards, litter control, collection of daily beach fees, and coordination for endangered bird management.

Recreational boating is a major benefit of seaside communities, with the Town operating four marinas, several boat launches and almost 600 permitted moorings.

Recent Actions Related to Recreation

Recent enhancements to community recreation include the development of the 22-acre **Parkers River Landing** located on Route 28, which is scheduled for completion in the fall of 2025. This former drive-in site will not only offer scenic views of the salt marshes, but will also feature restrooms, parking facilities, pathways, a kayak launch, artist spaces, and event venues. The Town also completed the inclusive playground, picnic area and splash pad at the Sandy Pond Recreation Area in 2024.

In 2025, the Town of Yarmouth began a comprehensive **Ways to Water Assessment**. The assessment is funded using CPA funds and includes an assessment of the legal ways to water or access ways to water, review of the various uses at each location, and a general conditions assessment of the access ways. The project will also create maps of the Town's ways to water to improve communication about these locations to the public and develop a prioritized list of improvements for future design and implementation.

Golf has long been an integral aspect of Yarmouth's visual identity and is important to our economy. The Town oversees 45 holes of golf across two distinct venues, 27 holes at Bayberry Hills in West Yarmouth (18-hole championship course and a 9-hole links course) and 18 holes at Bass River Golf Course in South Yarmouth. Over the past few years, both courses have undergone projects to improve the properties and the overall experience for golfers.

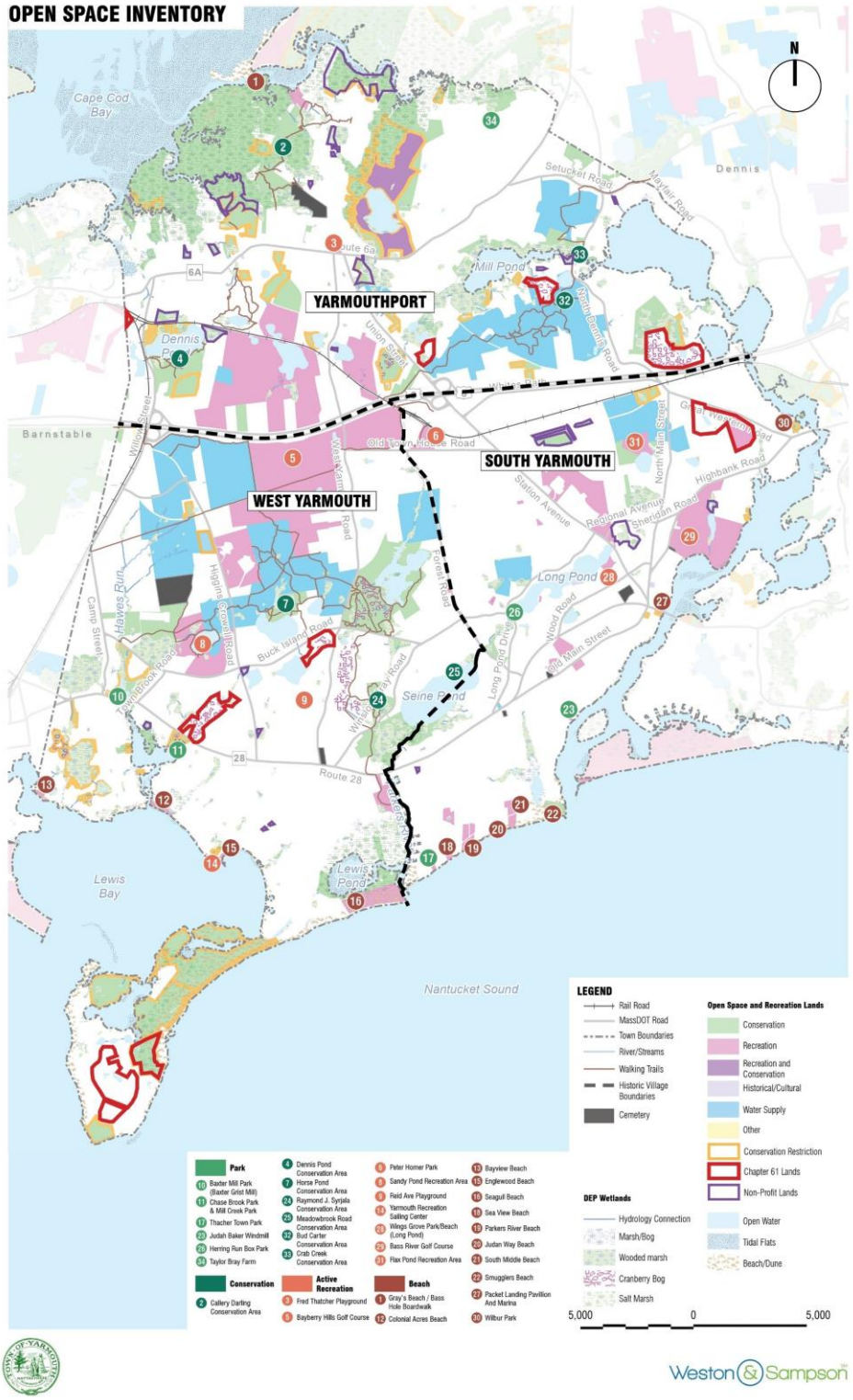
Bayberry Hills has undergone a $2million renovation project which included new green surrounds, new bunkers, cart path restoration, new tee boxes, and extensive tree removal. Bass River Golf Course has more subtle changes made to the course with tree removal, new tee boxes, enlarged fairways areas, and bunker removal in continuing our mission to always improve the golfer experience. Renovations were also made to the bar/restaurant areas at both clubhouses.

In 2025, the Town hired Weston & Sampson to develop an **Athletic Fields Analysis and Capital** Plan including an inventory/assessment of existing facilities, a field use inventory/demand analysis, various concept designs for additional fields, and development of a capital plan. This study should be completed in the summer of 2025.



Photo – Sandy Pond splashpad.

Figure 3-11 – Open Space and Recreation Lands



Source: Open Space and Recreation Plan

TARGETED ACTION PLAN



CHAPTER 4 I TARGETED ACTION PLAN

Introduction

A Targeted Action Plan lays out the steps needed to achieve an action and functions like a road map to implementation. As outlined in the Cape Cod Commission LCP Guide, a Targeted Action Plan shall include the following:

- Proposed new or amendments to existing municipal development bylaws/ordinances intended to advance the goals and vision of the LCP.
- Implementation schedule and budgeting for proposed capital facilities projects that will support achieving the community's vision.
- Implementation schedule for proposed private or non-municipal infrastructure in or affecting the town, to the extent known by the town.
- Implementation schedule for proposed actions intended to advance fair, low- and moderate-income affordable housing consistent with local needs, including anticipated housing starts that meet identified supply targets.
- Anticipated meeting schedule to update Commission staff on LCP implementation actions.

The actions listed in this section have been compiled from a wide range of sources, including but not limited to community input, previous planning projects, town staff, board and committee members, stakeholders, and regional plans, studies and data. The Implementation Matrix in Chapter 8 provides more details on the execution of the Targeted Action Plan with timeframes, responsible parties, potential funding sources, and defines the requirement for annual progress reviews.

Natural Systems



Wastewater Management

GOAL: Continue with the implementation of the Yarmouth **Comprehensive Wastewater Management Plan** (CWMP)

ACTIONS:

1. Complete construction of Phase 1 which includes Route 28, South Shore Drive, and the Water Resource Recovery Facility (WRRF) off Buck Island Road.
2. Identify and obtain permits for additional effluent discharge locations to meet buildout demands for Phase 1, and for future phases (2-8).
3. Further evaluate the locations for future phases of the CWMP, taking into consideration drinking water supply protection, areas for expanded or new development, and severity of environmental degradation.
4. Identify funding sources and implement future phases of the CWMP to improve water quality.
5. Continue the operation of the regional septage treatment facility which treats and disinfects wastewater pumped from septic systems.
6. Support the Water Resource Advisory Committee's (WRAC) mission to investigate ways to involve and educate the community on issues relating to water resource initiatives including water supply, surface water, groundwater, stormwater and wastewater; and continue with public outreach and education on the CWMP and its implementation.



Water Supply

GOAL: Attain a sustainable supply of high-quality drinking water to meet our community needs.

ACTIONS:

1. Continue to monitor and prepare for meeting new state/federal drinking water regulations pertaining to PFAS and other contaminants of emerging concern.
2. Continue with incremental improvements to aging water infrastructure and coordinate with other infrastructure projects as applicable.
3. As needs are identified, develop a capital plan and assess water rates as needed for capital improvements.
4. Continue to educate and promote water conservation and protection to all residents.
5. Update the **2019 Water System Master Plan** including projecting future water supply demands and evaluating ways to meet those demands to allow for anticipated growth and redevelopment.
6. As applicable, work with regional partners to evaluate potential for joint monitoring and mitigation strategies, and water system interconnections to improve redundancy in emergency situations.

Freshwater & Saltwater

GOAL: Preserve, protect and restore the quality and functions of our fresh, marine and ocean water resources

ACTIONS:

1. Promote Tidal Restoration projects to improve tidal flushing within our marine estuaries and foster healthy ecosystems, including:
   - Upper Bass River Tidal Restoration Project: In conjunction with the Friends of Bass River, complete the permitting and construction of the North Dennis Road Bridge and the Weir Road culvert to restore tidal flow and improve water quality in the upper reaches of the Bass River, Mill Pond and Hamblin's Brook.
   - Run Pond/Crowell Pond Tidal Restoration Project: Advance the Crowell Pond tidal restoration project along South Shore Drive and Smugglers Beach by developing a preferred alternative, obtaining funding and pursuing final design and construction.
   - Route 6 Bass River Bridges: Encourage MassDOT to evaluate replacement of these bridges for structural reasons as well as reduction in tidal restrictions to the upper reaches of the Bass River to promote flushing without causing undue flooding.
2. Complete the Long Pond Study to assess the overall water quality and environmental health of Long Pond and evaluate implementing the recommendations.
3. Evaluate implementation of various Pond Strategies for impaired ponds in Yarmouth as outlined in the **Cape Cod Freshwater Strategy** developed by the Cape Cod Commission to protect and restore Cape Cod's freshwater resources including strategies related to Planning and Regulation, Nutrient Management, Sediment Management, Algae Management, Vegetation Management, and Fisheries Management.
4. Continue to support and work with the Hyannis PFAS Community Working Group and other groups and organizations to advocate for clean-up of the PFAS and other chemical contaminants from the Cape Cod Gateway Airport and the Barnstable Fire Training Academy impacting groundwater, marshland and the Mill Creek which discharges into Lewis Bay. Continue to seek grant opportunities for further studies and sampling.

5. Continue to fund stormwater management projects associated with Town roadways or lands, replacement of culverts, and pursue outside funding whenever possible. Consider the use of green infrastructure where applicable, and evaluate programs to assist residents with stormwater runoff, such as a rain barrel program, or information on rain gardens.

6. Maintain and enhance Yarmouth's **Commercial & Recreational Shellfish** and Fisheries Resources through purchase of seed stock and type of seed (oysters, scallops, quahogs) for shellfish replenishment; exploration of the need for and possible locations for additional town shellfish Up-Wellers; and improve fish ladders such as at Whites Brook/Tom Matthews Pond, at Parkers River at Long Pond Outlet, and along the Parkers River at Forest Road.

7. Continue with the Fertilizer Education Program focused on reducing impacts from fertilizer products. Limit fertilizer and lawn chemical application on town properties near resource areas and within the Zone 2 Areas of Wellhead Contribution.

8. Evaluate supplementing the **Yarmouth Stormwater Regulations** to mandate the use of stormwater BMPs optimized for nitrogen and phosphorus removal, and require pre-treatment of stormwater runoff prior to infiltration, as part of new development and redevelopment projects.



Wetland Resources

GOAL: Protect, preserve and restore the quality and natural values and functions of inland and coastal wetlands and their buffers.

ACTIONS:

1. Pursue Wetland Restoration Projects:
   - In conjunction with the Friends of Bass River, complete the permitting and construct the restoration of the retired cranberry bogs into natural wetlands at the headwaters of the Bass River (Hamblin's Brook).
   - Continue with Town participation in the Cape Cod Hospital Bayview Bogs Wetland Restoration Project to restore abandoned cranberry bogs off Bayview Street.
   - Identify future wetland restoration projects and seek out grants and other funding sources for restoration of these wetlands.
2. Evaluate updating the Yarmouth **Wetland Bylaw** and **Regulations** to add protections to Coastal Resilience Zones. Utilize updated MA Coastal Flood Risk Model maps (MC-FRM) which include projections of sea level rise and climate change when considering future changes to the Wetland bylaws and regulations.
3. Pursue acquisition or conservation restrictions on land identified as suitable for accommodating saltmarsh and wetland migration due to sea level rise.
4. Continue educating the public on the regulatory requirements to protect wetland and water resources.
5. Utilize educational tools regarding Best Management Practices for Homeowners to follow to protect and improve adjacent environmental resources and water quality. Distribute and/or publicize on the Town Website updated factsheets and educational materials from the MA Office of Coastal Zone Management (CZM) on vegetated buffers; green lawns and garden practices; rain gardens; vegetated swales; reducing impervious surfaces; minimizing contaminants; and preventing erosion.
6. Consider banning the use of herbicides/pesticides next to waterways and wetland resources.



Plant & Wildlife Habitat

GOAL: To protect, preserve, or restore wildlife and plant habitat to maintain species diversity, and protect rare and endangered species.

ACTIONS:

1. Complete the invasive species mitigation plan for Chase Brook Park (Chase Brook Park, Mill Creek Park, and the former Yankee Village Motel) as part of the creation of the 5-acre waterfront park.

2. Evaluate invasive species management in parks and conservation areas with high use and connectivity. Continue with existing Phragmites and invasive species management projects; and seek funding to implement other Invasive Species mitigation on Town owned properties and waterbodies. Continue to bring awareness through public education programs.

3. Evaluate potential vernal pools on Town owned land annually and work towards vernal pool certification with the Natural Heritage Endangered Species Program (NHESP).

4. Continue protected shorebird monitoring and protection program.

5. Apply for grants to reinstate the prescribed burn and mechanical removal of vegetation program on Town lands to reduce the severity and intensity of wildfires and improve wildlife habitat and enhance native plant communities. Prescribed burns to be closely coordinated with the Yarmouth Fire Department, Division of Natural Resources, and the State Fire Warden. Work with regional partners to pursue updating the 2012 County Wildfire Protection Plan.

6. Consider amending the existing Zoning Bylaw requirements for land clearing and alteration of natural topography to expand the criteria for permit approval, consider applying to residential lots of a certain size and include language to limit lots from being cleared and left vacant for extended periods which encourages invasive species and illegal dumping.



Open Space

GOAL: Manage, protect and expand open space and conservation lands for resource protection, passive recreation and quality of life.

ACTIONS:

1. Explore use of an adopt-a-park program or civic organizations (e.g. AmeriCorp, Girl Scouts of America) for specific maintenance projects within open space areas.

2. Improve signage at existing conservation areas for identification as Town open space, for wayfinding along the trails, directional signage to other nearby attractions and businesses, provide notification of simultaneous activities of user groups such as areas open for hunting and passive recreation, and incorporate interpretive signage at appropriate locations.

3. Prioritize potential conservation restrictions or land acquisitions based on properties that contain or would protect: critical plant and wildlife habitats; wildlife migration corridors; rare and endangered species; wetland resources and their buffers; water resources and their buffers; drinking water protection; large tracts of undeveloped land; large tracts of private recreation or agricultural lands potentially subject to development; passive recreation opportunities; vista opportunities; adjoining conservation lands; enhance carbon storage/sequestration; for development; and/or archaeological and cultural resources.

4. Print and disseminate maps of conservation properties and trails to continue to bring awareness to these passive recreation opportunities.

5. Enforce appropriate and legal use of conservation areas for passive recreation to prevent degradation and abuse of open space areas by investigating and addressing illegal dumping and encroachment issues and installing trail blaze/markers to encourage use of mapped, maintained trails to avoid off trail usage which cause degradation to surrounding areas and safety issues for trail users.

6. Review annual list of tax delinquent properties and tax title lands to determine if any parcels are appropriate for acquisition for conservation, open space, or recreation, and pursue acquisition through tax title.

Coastal Resiliency

GOAL: To prevent or minimize the impacts and risks from storms, flooding, erosion and sea level rise on the environment, property, infrastructure, economy, and people of Yarmouth.

ACTIONS:

1. Complete the ongoing update to the **2017 Hazard Mitigation Plan** (HMP) and implement Mitigation Action Strategies. Update the HMP every five (5) years.

2. Programs and Grant Opportunities:
   - Obtain funding and conduct an updated Municipal Vulnerability Program (MVP) 2.0 process to remain eligible for MVP grants.
   - Assess staff resources needed for the Town of Yarmouth to enter into the Community Rating System (CRS) and to comply with the annual reporting requirements. Compare staff costs to the total flood insurance savings to residents who have flood insurance.
   - With expanding grant opportunities and projects around hazard mitigation, coastal resiliency and tidal/wetland restoration, evaluate new staff position(s) specifically responsible for managing these types of projects.

3. Packet Landing Marina Resiliency Project: Packet Landing Marina was deemed the highest priority in the 2023 Yarmouth Climate Change Vulnerability Assessment and Adaptation Plan due to its use for commercial fishing boats and to dock public safety vessels. Utilizing a 2-year CZM grant, work with consultant Woods Hole Group to design, permit and develop bid specifications for the preferred improvements to elevate the lower-level parking lot, the revetment wall, and wharf. Seek construction funding.

4. Low Lying Roads and Culverts:
   - Neighborhood Emergency Egress Study: Utilizing a 2024 MVP grant, work with consultant Woods Hole Group to conduct a 2-year study focusing on sea level rise and coastal storm-based flooding and its impacts on Yarmouth's residents, businesses and emergency access via road networks south of Route 28. Implement highest priority recommendations as feasible.
   - Thacher Shore Road: Complete the design, funding and construction of the Thacher Shore culvert.
   - Other: Identify other culverts in need of replacement to facilitate coastal resiliency.

5. Conduct a coastal erosion/accretion and shoaling study within Lewis Bay. Consider impact of ferry service wake zones on coastal erosion.

6. Continue the Yarmouth Dredging Program through the implementation of maintenance dredging and shoreline nourishment under the 2023 10-year dredge permit for Lewis Bay, Parkers River and lower end of the Bass River with the main areas for beach nourishment being town beaches from Smuggler's Beach to Thatcher Beach, Seagull Beach, and Colonial Acres Beach. Work with the Town of Dennis utilizing the Seaport Economic Council grant to complete the dredge application and obtain a 10-year dredge permit for the upper end of Bass River north of Route 28 bridge and implement dredging and shoreline nourishment.

7. Incorporate resilient design into new town building and infrastructure projects.

8. Seek funding mechanisms for improvements to coastal structures, such as the sea wall and jetty near the Sailing Center on New Hampshire Ave; and the jetties at the mouth of the Parkers River and Bass River.

9. Review the Cape Cod Commission's model Floodplain Overlay District Zoning Bylaw and evaluate incorporating applicable sections into the Yarmouth Zoning Bylaw.

Built Systems



Community Design & Land Use

GOAL: Promote the creation of village areas, walkable neighborhoods, and redevelopment and cluster development to create aesthetically pleasing and attractive residential developments, commercial corridors, and historic districts. Promote growth in areas with adequate infrastructure to protect and enrich our community character, meet the various needs of our community, and minimize adverse impacts to the environment and water resources.

ACTIONS:

1. To better define and guide the desired development aesthetics of commercial and residential projects, revise and update the Architectural and Site Design Standards and consider making them applicable for new development, raze and replace, and for redevelopment.

2. Depending upon the final uses proposed for the former Mattacheese Middle School property, rezoning of the parcel may be necessary. Investigate rezoning options which may include a MGL Chapter 40R Smart Growth Zoning District or a Planned Unit Development.

3. Evaluate modifications or full rewrite of the **Zoning Bylaw** through a robust public engagement and education process to promote responsible development and growth:

    - Consider expansion of business uses or as of right uses to promote desired commercial or mixed-use redevelopment/in-fill along Route 28.
    - Evaluate expanding housing types and promote top of shop housing in commercial zones.
    - Review and evaluate recommendations from the June **2025 Route 28 Mixed-Use Regulatory Review** completed by BSC Group, and the **Mixed-Use Development Feasibility Study** completed by Union Studio Architecture & Community Design. Consider implementations of applicable recommendations to promote mixed-use developments along Route 28.
    - Consider allowing duplexes on residential lots that meet the current minimum lot sizes (current zoning requires twice the minimum lot size for a duplex).
    - Consider expansion of the Medical Overlay District.

- Review the existing Cluster Development Bylaw and consider changes to allow smaller lots to be eligible for cluster development and review bonus density for affordable housing units, to promote use of cluster style developments that preserves open space.
- Review locations for high density mixed-use development outside of FEMA Special Flood Hazard Areas.
- Concentrate development in suitable areas to preserve meaningful open space, promote infill and redevelopment over green field development, and preserve natural vegetation. Consider a Transfer of Development Right (TDR) bylaw.

4. With a certified LCP, re-evaluate the location and parcels included in the Yarmouth Growth Incentive Zone (GIZ) which increases the thresholds for Developments of Regional Impact (DRI) permitting required by the Cape Cod Commission (CCC). Work with the CCC to evaluate jurisdictional increases in thresholds for DRIs to promote the type of comprehensive redevelopment desired rather than piecemeal development meant to avoid regulation.

5. Update the Rules Governing the Subdivision of Land to modernize the document.

Transportation & Connectivity

GOAL: Maintain a safe, accessible, and efficient network of sidewalks, bikeways, roadways, and public transit services.

ACTIONS:

1. Finalize design, permitting and secure STIP or TIP funding to implement the Route 6A Village Center Improvements (Gingerbread Lane to east of Minden Lane), and request speed reductions within the village.

2. Ensure close communication and collaboration with MassDOT during the construction of the Bass River Bridge and adjacent intersection improvements at North Main/Old Main and Route 28 which began in 2025 and will have impacts to marine, vehicular, bicycle and pedestrian traffic.

3. Support the MassDOT Route 28 Corridor Improvements (Barnstable to Parkers River) which is currently in design and has an anticipated 2029 construction start date. MassDOT to look more closely at potential improvements for the Wendward Way/Route 28 intersection.

4. Advance the MassDOT Route 28 Corridor Improvements project from the Parker's River Bridge to the intersection with North Main Street/Old Main Street to upgrade and add pedestrian facilities and bicycle accommodations, traffic signal upgrades at three (3) signalized intersections, traffic safety improvements, stormwater improvements, and other incidental work. Evaluate installation of a signal at the Route 28/Seaview Ave intersection to facilitate vehicle movements from the many town recreational beaches and hotels on South Shore Drive. The Project has been initiated but needs to be designed and funded.

5. Evaluate and begin implementation of the Select Board preferred recommendations from the Cape Cod Commission **Station Avenue Corridor Study** to improve traffic and pedestrian amenities along Station Avenue from Wood Road to Exit 75 (former Exit 8). Evaluate traffic impacts related to potential elementary school expansion at Station Avenue. Advocate for improvements and work with MassDOT on the Exit 75/Station Ave/Union Street interchange improvements. The project was initiated but has stalled.

6. Review and evaluate implementation, as applicable, of the short and long-term recommendations from the **Cape Cod Vision Zero Safety Action Plan** prepared by the Cape Cod Commission. Work with the Cape Cod Commission through the Cape Cod Unified Planning Work Program (UPWP) to conduct further analysis or Road Safety Audits at intersections and road segments as an initial step to roadway safety improvements.

7. Evaluate the potential for undergrounding overhead utilities for roadway improvement projects on a project-by-project basis.

8. Increase connections throughout Town and between existing bike trails and destination locations by constructing more sidewalks, bike lanes and shared use pathways, including prioritized MassDOT projects along Route 28 and Route 6A.

    - Participate in the MassDOT Complete Streets Program to be eligible for funding opportunities and participate in the MA Safe Routes to School Program.
    - Support multiple modes of transportation in Town roadway and utility projects.
    - Complete Phase 3 of the Cape Cod Rail Trail (CCRT) from Peter Homer Park westward to the Town of Barnstable, completing the expansion of the CCRT through Yarmouth.
    - Improve safety at crosswalks, such as with enhanced crosswalk markings and push signal rapid flashing beacons.

9. Collaborate with the Cape Cod Commission and engage the public on the 2-year Route 6A Visioning Study starting in 2025.

10. Evaluate and create opportunities to enhance and strengthen coordination with the Town of Barnstable and the Cape Cod Gateway Airport Commission regarding issues related to expansion of the regional airport, such as advocating for a voting seat on the Airport Commission for Yarmouth, promoting adoption of proposed voluntary noise abatement procedures, and opening discussions on moving the airport to the Joint Base Cape Cod.

11. Review potential locations and seek funding for installation of permanent solar powered radar speed signs, and seek funding for additional Mobile Speed trailers, to encourage speed control.

12. Evaluate locations for permanent bus shelters, such as at Shaw's Supermarket.

13. Support the funding, design, and implementation of MassDOT's Cape Cod Bridges Program to replace the Sagamore and Bourne Bridges.

14. Investigate the possibility of a seasonal trolley dedicated to Route 28 through the Cape Cod Regional Transit Authority (CCRTA).

15. Evaluate modifications to the Zoning Bylaw to include evaluation and potential mitigation for traffic impacts for larger developments.



Climate Mitigation & Energy

GOAL: Promote renewable energy initiatives, energy conservation and efficiencies to reduce energy consumption, and the production of greenhouse gases in support of the Commonwealth's state-wide net zero carbon goals.

ACTIONS:

1. With the recent hiring of a grant funded Municipal Energy Manager (MEM), the Town shall develop and implement methods to manage energy usage, become more energy efficient, and reduce greenhouse gases. Consider creating a Yarmouth Climate Action Plan to identify and implement sustainable actions to reduce greenhouse gas emissions across the community.

2. Implement Green Communities Act projects, such as purchasing hybrid or zero emission town vehicles, installation of energy efficient HVAC systems, and weatherization.

3. Support the education and outreach efforts of the Energy Committee regarding clean, affordable, and secure energy, and energy sustainability throughout the Town (buildings, homes, and vehicles); and develop the Energy Committee's five-year vision plan with objectives, strategies and performance measures.

4. Explore and pursue options for green infrastructure at municipal facilities or lands, such as solar (ground mounted, roof mounted or parking lot canopies), EV charging stations (Level 3 fast charging), and geothermal.

5. Minimize greenhouse gas emissions and maximize energy efficiency for publicly funded projects in a cost-effective manner.

6. Encourage resident participation in home evaluations and energy savings measures through Mass Save and Cape Save.

7. Evaluate transitioning from gas powered hand-held equipment to battery operated equipment, such as leaf blowers and lawn mowers.

8. Develop Zoning Bylaw for ground mounted solar panels and solar canopies.



Waste Management

GOAL: Promote a sustainable solid waste management system for Yarmouth and the region that protects public health, safety, and the environment, and supports the economy.

ACTIONS:

1. Rescind the general bylaw passed in April 2023 to ban all plastic food containers and single use utensils by food establishments, and work with the food establishments to implement the new Disposable Plastic Foodware Rules and Regulations for Food Establishments which was developed under the guidance of the Plastic Reduction Bylaw Committee and approved by the Board of Health.

2. Support the efforts of the Recycling and Solid Waste Advisory Committee to study disposal and recycling methods and costs and educate the public on bylaws relating to solid waste (MassDEP Waste Ban, single use plastic bag ban, polystyrene (Styrofoam) takeout container ban, single use water bottle ban, textile waste ban), recycling, composting, and hazardous materials. Create and disseminate educational materials to rental agencies and rental property owners to display for those who are visiting. Consider an annual budget for the committee to carry out their priority projects and objectives.

3. Engage and partner with other Cape towns, regional entities, and/or state officials regarding possible regionalization of solid waste disposal, wastewater sludge disposal, recycling and composting opportunities.

4. Evaluate opportunities for conversion of waste products (food waste, leaves, wood chips, agricultural waste, etc.) to fuels, or biochar and evaluate regionalization.

5. Implement license plate reader at the Transfer Station gate house.

6. Continue sponsoring annual community cleanup days to reduce litter.

7. Develop and disseminate a list of places that accept donations and what type, and list of places that do repairs for household and yard equipment.

Community Systems



Community Character & Cultural Heritage

GOAL: Protect and preserve our significant cultural, historic, and archaeological resources, and foster a strong sense of community.

ACTIONS:

1. Develop a Historic Yarmouth Initiative to identify, preserve and protect historical resources, promote historical sites via an App or publicity, and develop interpretive signage to help create a community identity and tell the story of Yarmouth.

2. Complete the fabrication and installation of the Revolutionary War Monument dedicated to Yarmouth residents who participated in the War for Independence, to be located at the Yarmouth Port Playground (Thacher Park), the former mustering grounds.

3. Assess possible Town Common and park area in the vicinity of the Town property surrounding the former Laurence MacArthur Elementary School, former Simpkins School and the Joshua Sears Memorial Field to create a gathering space for community events and celebrations.

4. Promote installation of Public Art on Town owned property to enhance our sense of community and cultural appreciation, support artists and artistic endeavors and further economic development and promote visitor engagement. Utilizing the Public Art Committee, develop Public Art Guidelines, identify and prioritize suitable locations, identify funding sources, and review and evaluate art proposals for recommendation to the Select Board.

5. Complete the Town-wide Archeological Reconnaissance Survey Project under the auspices of the Yarmouth Historical Commission to create accurate archeological sensitivity maps of Yarmouth's Cultural and Archaeological resources and artifacts.

6. Work with the Yarmouth Historical Commission to develop a Historic Museum.

7. Restore the historic grist mill building at the Baxter Grist Mill.

8. Support arts and educations programs from non-profit organizations offering educational, historic, and cultural opportunities.



Economy

GOAL: Promote a thriving year-round economy with a variety of quality employment opportunities and businesses while supporting our strong hospitality and tourism sectors. Promote a business-friendly approach to economic development that takes into consideration environmental and infrastructure impacts, and community goals and interests.

ACTIONS:

1. Develop and implement a comprehensive plan to identify and address impacts to businesses related to sewer/water construction and MassDOT corridor improvement projects.

2. Complete an Economic Development Market Study to identify the types of businesses that are needed and viable in Yarmouth and identify ways to encourage these uses to attract new opportunities for growth. Evaluate modifications to the zoning bylaw to accommodate identified new uses in appropriate locations.

3. Develop an implementation plan outlining strategies to promote and incentivize mixed-use developments (finances, zoning, etc.) to make these types of projects more financially feasible along Route 28. Utilize the recently completed Route 28 zoning analysis, benchmarking of successful mixed-use projects, fiscal feasibility assessment, and renderings of desired mixed-use development types.

4. Continue to assess, create and execute a vision for the reuse of the Mattacheese Middle School property, and evaluate the potential for a variety of uses for redevelopment such as housing, economic development, recreation, schools, and open space and resource protection.

5. Investigate feasibility of development of a large scale indoor/outdoor recreation facility and/or convention center to promote year-round economic development opportunities and serve as a regional recreation draw for Cape Cod and for regional tournaments and events.

6. Expand marketing efforts to enhance community branding, and promotion, outreach, and advertising for historic resources and various events that are happening in/near Yarmouth, especially in the shoulder/off-season; promote the collaborative buys between businesses and activities; sustain businesses during wastewater construction; and develop marketing targeted to specific ages and groups (families, couples, individuals).

7. Consider additional staff focused on economic development, grant writing, permitting assistance, incubator programs to help build industries in town, promote local products, development of incentive programs such as Tax Increment Financing (TIF), and direct marketing of what Yarmouth has to offer to developers (on and off Cape) and businesses (existing and new). Consider engaging a professional advertising agency to develop marketing materials.

8. Investigate funding opportunities and initiatives provided through various programs, such as The Mass Leads Act (economic bond bill), the Economic Development Incentive Program (EDIP), and MassDevelopment, for possible applicability and implementation in Yarmouth.

9. Investigate the creation of a Community Development Corporation to allow for purchasing of blighted, vacant, greyfield or brownfield properties for redevelopment.

10. Expand access to high-speed internet to other areas of Town.

11. Support the efforts of the Community & Economic Development Committee (CEDC) to coordinate economic development activities to promote the town and attract business investment and expansion, including working towards completion of applicable LCP Action Items. Continue to oversee and optimize the distribution and allocation of Tourism Revenue Preservation Funds (TRPF) to market to visitors and potential investors, preserve strong seasonal tourism, promote economic development, and develop/invest in community improvement projects. Evaluate benefits of, and process to, redistribute some of the TRPFs to incentivize economic development. Evaluate becoming an EforAll Community to help individuals successfully start and grow a business through business training, mentorship, and an extended professional network.

12. Evaluate how Yarmouth can apply the 2024-2029 Cape Cod Commission **Comprehensive Economic Development Strategy** (CEDS) to expand our economic development strategies.

13. Protect and enhance commercial fishing, shellfishing, and aquaculture industries.

14. Develop sewer allocation regulations to apportion surplus sewer flows designated for new growth within the 8 Phase Comprehensive Wastewater Management Plan while remaining within the flow limits outlined in the Land Use Controls – Wastewater Flow Management regulations.

15. Work with MassDOT on the Route 28 Corridor Improvement Projects and the Route 6A Village Center Improvements to promote enhanced aesthetics within the public realm to foster further private investment.

16. Investigate ways to simplify and expedite the Entertainment and Special Event permitting process to foster new or expanded entertainment venues, special events/festivals, and expand opportunities at our existing businesses. Actively market event sponsors for periodic special events for Parker's River Landing and other Town properties.

17. Conduct a survey on the amount of seasonal workforce needed in Yarmouth to identify temporary seasonal employee housing needs. As needed, consider other zoning modifications to allow for increased opportunities for seasonal employee housing beyond that already allowed at Motels/Hotels.



Housing

GOAL: To promote the preservation and production of an adequate supply of safe year-round ownership and rental housing that is attainable for people with different income levels and diverse needs.

ACTIONS:

1. Implement the Strategies included with the **2024 Housing Production Plan** related to zoning, building local capacity and support, housing production (with an annual production goal of 62 Affordable units with a priority for rental units), and housing preservation and direct assistance.

2. Continue to support the work of the Community Housing Committee and the Affordable Housing Trust (AHT) to reach the 10% goal for Affordable housing through continued funding of the AHT and staffing of a housing specialist.

3. Complete the study being conducted by the University of Massachusetts Amherst Donahue Institute (UMDI), and funded by the Affordable Housing Trust, on the various aspects of short-term rentals (STRs) and seasonal housing in Yarmouth and evaluate implementation of recommendations made to minimize costs of STRs and maximize benefits. Consider Zoning and General Bylaw amendments.

4. Continue to assess, create and execute a vision for the reuse of the Mattacheese Middle School property, and evaluate the potential for housing as a component of redevelopment.

5. Investigate funding opportunities provided through The Affordable Homes Act (Chapter 150 of the Acts of 2024) and apply for funding for compatible housing projects.

6. Continue to work collaboratively and proactively with developers to create functional, high-quality housing that is an asset to our community through early review of concept designs and technical support with the local permitting process, various town programs, and the state's Local Initiative Program (LIP).

7. Continue to fund and provide housing services and counseling to the public including homeownership repairs and rental assistance.

8. Identify town-owned land, greyfields, and blighted properties with potential for affordable housing development, with a priority for mixed-use (commercial/residential) developments.



Town Services

GOAL: To provide effective and efficient government and tax rates that balance services, facilities and infrastructure needs through prioritization while meeting the critical needs of the community.

ACTIONS:

Government:

1. Implement the Communications Strategy Plan including, but not limited to:
   - Continuing to identify and implement ways to disseminate information and increase public participation in municipal government, Town Meeting, public engagement meetings, surveys, etc.
   - Develop a Town of Yarmouth Website App for easy access via remote devices.
   - Improve the layout of the Town Website and maintain updated information and provide information on Town projects and initiatives. As part of the website redesign, include opportunities for user testing and public feedback to create a user-friendly website that is easy to navigate.
   - Develop standardized formats of communication across Townwide messaging.
2. Develop capital and maintenance plans for municipal buildings, infrastructure and other assets and incorporate into annual budgets.
3. Investigate and implement ways to improve Yarmouth's regional competitiveness to attract and retain employees in all departments with a variety of incentives (i.e., enhancing benefits, increasing compensation packages, offering sign-on bonuses, etc.). Periodically evaluate the need for additional staff positions to meet the needs of our community.
4. Investigate ways to provide attainable housing for critical positions in municipal government, education, and health care.
5. Evaluate implementation of Residential Tax Exemption to lower the tax burden on full-time residents; and evaluate different tax rates for commercial properties to keep up with inflation.
6. Evaluate implementing electronic voting at Town Meetings, and other methods to expedite the meeting and encourage higher and broader attendance.

7. Improve accessibility to town buildings and facilities, either through annual budgets or as part of capital improvements for larger projects.

Public Safety:

1. Implement the **Fire Emergency Services Strategic Plan** for 2024-2028, and update every four years.

2. Develop an updated Police Strategic Plan and implement.

3. Develop an update of the Comprehensive Emergency Management Plan (CEMP), which focuses on emergency operations for all hazards, natural and man-made.

4. Transition to a Regional Emergency Communications Center (dispatch) for Police and Fire with the Towns of Barnstable and Sandwich.

5. Retain funding for a full-time clinician working with the Police Department.

6. Leverage grant funding for personnel, training, public education, technology, and equipment, supplemented with additional municipal funding for long-term annual expenditures.

7. Conduct Feasibility Studies for Fire Stations 1 & 2 (96 Old Main and 340 Route 6A, respectively), including investigating relocation of Fire Station #1 further outside the Sea, Lake and Overland Surges from Hurricanes (SLOSH) zones. Pursue implementation of improvements outlined in the Feasibility study.

8. Complete the Fire Training Facility (520 Buck Island Road).

9. Review Emergency Medical Technician (EMT) services and ambulance receipts to identify ways to decrease unnecessary non-emergency calls and maximize payment for services.

10. Evaluate cost and funding opportunities to complete the upper level of Fire Station 3 (520 Buck Island Road).

Health:

1. Continue with the disbursement of Human Services Grants and consider increasing the annual allocation in the municipal budget.

2. Continue the efforts of the Yarmouth Substance Awareness Committee (YSAC) to raise community awareness and provide education and support programs to address prevention

and intervention with Substance Use Disorder.

Libraries:

1. Complete the siting, planning, and concept design for new library facilities by the end of 2025 in accordance with the Massachusetts Public Library Construction Program (MPLCP) grant and build community support for the project.

2. Secure supplemental funding in addition to the MPLCP grant for final design and construction of the preferred library facility improvements.

3. Implement the **Strategic Plan for Yarmouth Town Libraries.**

Senior & Age Friendly Services:

1. Renovate the Senior Center facilities starting with the Bathroom Renovation project. Implement prioritized improvements as outlined in the January 2025 Summary Facility Condition Assessment Report for the Senior Center.

2. Collaborate with the food pantries on Cape Cod to provide food for nutritious weekly meals.

3. Expand and promote Intergenerational Programming, Services, Activities and transportation at the Senior Center to help combat isolation and loneliness,

4. Provide technology classes and programming to ease the technology divide and allow for more connectivity.

5. Promote fitness programs and evaluate addition of exercise room with equipment at the Senior Center.

6. Continue support for the Age-Friendly Community Team that works to increase education, engagement and action that continuously improves upon an Age-Friendly Yarmouth using the World Health Organization framework, focuses on intergenerational opportunities, and brings awareness to ageism.

Education and Learning:

1. Foster stronger partnerships surrounding our regional school system through improved communication, earlier discussions on annual budgets, and development of a school capital improvement plan and implementation schedule.

2. With an invitation from the Massachusetts School Building Authority (MSBA) secured, fund and complete the Marguerite E. Small Elementary School Feasibility Study. Using the recommendations from this study, pursue design, funding, and construction of these school capital improvements.

3. Work with the DY Regional School System in the implementation of their **2024-2029 Strategic Plan** to increase student performance, increase the 4-year graduation rate, decrease absenteeism, and develop and implement a 5-10-year facilities and capital investment plan.

4. Conduct periodic review of the Dennis-Yarmouth Regional School Agreement with the Town of Dennis.

5. Continue support of the Cape Cod Regional Technical High School (CCT) including **The Community School at CCT** offering industry-specific training courses to adults.



Recreation

GOAL: Provide year-round active recreational opportunities for all ages and increase public awareness and access to town-owned land and facilities.

ACTIONS:

1. Expand active recreational opportunities with an emphasis on completion of projects or studies currently under development and/or funded, including:
   - Completion of Parker's River Landing, a new community park along Route 28 near the Parkers River with a playground, restrooms, parking, kayak launch, lawn for periodic special events, and a looped elevated boardwalk to view the marsh.
   - Completion of the restoration and improvements to the Chase Brook Park (Chase Brook Park, Mill Creek Park, and the former Yankee Village Motel) to create a combined 5-acre waterfront park.
   - Implement the Yarmouth Golf Five-Year Capital Improvement Plan at Town Golf Courses.
2. Complete the Recreation Capital Assessment and Improvement Plan to identify capital needs for fields, parks, and playgrounds, and develop a list of improvements to be implemented over time. Upon completion, update the Flax Pond, Sandy Pond, and Peter Homer Park Master Plans to incorporate prioritized improvements, including handicap accessibility improvements, and implement over time.
3. As part of the former Mattacheese Middle School re-use analysis, consider recreational opportunities & programming including retaining/expanding fields/courts, use of indoor gym, and possible community center.
4. Investigate the need for and ways of creating additional year-round indoor recreational facilities and programs using public/private partnerships.
5. Evaluate the addition of Pickle Ball courts, locate/design to minimize conflicts with other uses. Consider amenities such as lights, fluorescent paint, wind screens, shade structures, and courts for tournament play.
6. Complete the comprehensive inventory and needs assessment underway at the various public access to water locations and identify any access, parking, boat ramp upgrades, fish piers or other infrastructure improvements. Implement needed improvements over time. Complete the development of maps of all town ways-to water and post on the Town website.

7. At recreational facilities, review and improve handicap accessibility:
    - For water access, including adding and upgrading Mobi-mats and Mobi-chairs.
    - At recreational playgrounds including equipment and surfaces.
    - At public restrooms, evaluate increasing hours of restroom operation and seasonality.
    - Accessible parking and connections to critical amenities.
    - Additional accessible picnic tables, backed benches and other accessible site furnishings.
8. Expand programs and activities for all ages:
    - Address multi-generational needs through cooperation between various Town Departments and through partnering with the schools.
    - Continue coordination with the schools for Youth and Adult programs such as Pickleball and Open Gym Basketball.
    - Expand recreational programming throughout the Spring, Summer and Winter utilizing the schools and playing fields.
9. Improve communications, information and mapping available to the public to promote awareness of open space/conservation areas, and recreational facilities and programs.

HOUSING



CHAPTER 5 I HOUSING

Introduction

Since the COVID 19 pandemic, issues related to housing have been exacerbated and have risen to the forefront of planning for Yarmouth's future.

In 2024, the Town completed its **Housing Production Plan** (HPP). The HPP is a critical resource for the town to prepare for and create additional Affordable Housing in the Town of Yarmouth. The plan establishes critical baseline data, examines barriers to the creation of Affordable Housing, establishes production goals and identifies strategies to help the Town create additional Affordable Housing over the next five years.

The Plan identifies that in many cases incomes have not kept pace with rising housing costs and that further housing subsidies, housing services, economic development, and diversification of the housing stock is required to address a range of community housing needs, including:

- Children who grew up in Yarmouth are now less likely to return to raise their own families in Yarmouth.
- Long-term residents, especially the elderly, are less able to find alternative housing that better meets their changing lifestyles.
- Families are finding it more difficult to afford rising rents, are unable to secure affordable starter homes, nor able to buy up to purchase larger homes as their families grow.
- Town employees and employees of local businesses continue to face challenges finding housing that is affordable to them; and seasonal workers are increasingly hard-pressed to find housing at all.

A broad spectrum of Yarmouth residents, including seniors, working individuals, families, disabled households, veterans and military families, would all benefit from increased access to housing. In 2023, the Cape Cod Commission and the UMass Donahue Institute published a report entitled **Cape Cod Housing Needs- Analysis for the Cape Cod Commission**, which addresses all housing needs not just Affordable housing. The report confirmed many of the housing trends identified in the HPP including:

- Housing in Yarmouth is becoming increasingly unaffordable for many residents.
- There is a significant shortage of both rental and homeownership opportunities for people earning low to moderate incomes.

- As of 2020, only about 5% of housing units in Yarmouth are officially designated as affordable, and this supply is far below what's needed.
- Many households, especially renters, struggle to find homes within their budget.
- The number of year-round homes is expected to decline in the coming decades, while seasonal and vacation properties continue to grow, reducing the availability of housing for those who live and work in town year-round.
- This growing affordability gap highlights the need for more housing options, subsidies and services that meet the needs of local families, seniors, and workers who want to stay in the community.

The purpose of this chapter is to identify key facts related to Yarmouth's housing supply, including home ownership and rental units, market rate and affordable units, and identify key issues and recent actions related to housing in the Town.



Photo - Yarmouth Gardens, 497 Route 28

Population and Population Trends

According to the 2019-2023 American Community Survey (ACS), the year-round population of Yarmouth is 25,091 which makes Yarmouth the third largest community on the Cape after Barnstable with a population of 49,232 and Falmouth with a population of 32,841 individuals. Yarmouth's historic growth pattern included two periods of significant growth between 1960-1970 when growth peaked at 118%; and between 1970-1980 when growth peaked at 53.4%, significantly increasing housing production.

The population in Yarmouth is aging, with a median age of 55.5 and more than 35% of the population age 65 and older (2019-2023). Little to no population growth is anticipated in Yarmouth (or the Cape overall), with trends toward fewer children, fewer working age adults (25-64) and gains in older adults, resulting in a declining labor supply which can impact business development and expansion.

While the proportion of households with children under 18 declined slightly from 19.7% in 2010 to 17.8% in 2023, the proportion of households with persons over 60 grew from 50% to 65%. According to projections by UMass Donahue Institute (UMDI), the proportion of older adults will start to decrease by 2040 with the passing of the baby boom generation, resulting in a slow increase in the proportion of the working age population.

Housing Stock

According to the HPP and the 2020 Census data, the Town has 17,299 housing units with 12,391 occupied year-round with the remainder being vacant and/or used seasonally. The number of homes used seasonally in 2023 is approximately 30%, which is significantly higher than the state average of 4.2% but lower than Barnstable County overall at 34.2%. Higher seasonal use removes a significant amount of the year-round housing stock.

The age and condition of the housing stock corresponds with the historic growth patterns. Most of Yarmouth's housing stock was built between 1960-1990 with only 12.9% of housing built after 1990. The implication of this pattern is that aging housing stock may require repairs, upgrades, or replacement. This supposition is further supported by US Dept of Housing & Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data indicating that 20% of all year-round households have at least one severe housing problem (such as incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, or a cost burden greater than 50% of actual income).

Affordable Housing

As of June 29, 2023, the Town had 615 units listed on the Subsidized Housing Inventory (SHI), with 69% rentals and 31% ownership. This represents 4.96% of the Town's 12,391 year-round units. Under Chapter 40B regulations, Massachusetts has set a goal that at least 10% of the year-round housing units be designated as Affordable on the SHI. The Housing Production Plan identifies that the Town would need an additional 624 SHI units to reach the 10% benchmark. This number may increase over time as the number of new market rate units increases, or decrease if the percentage of seasonal units increases. Yarmouth has consistently made progress in creating Affordable Housing with a total of 95 new Affordable units created between 2015-2023.

Housing Costs and Median Incomes

According to the Cape Cod & Islands Association of Realtors, the median sale price for single-family and condominium properties in 2024 was $600,000, up from $370,000 in 2020, a 62% increase over this period. Even with the lowest median home prices on Cape Cod, the following table clearly shows how much the housing market in Yarmouth shifted after COVID.

Table 5-1. Median Sale Prices

Year	Median Sale Prices (Single-Family & Condominium Properties)
2014	$255,000
2015	$279,250
2016	$280,500
2017	$304,500
2018	$327,500
2019	$337,500
2020	$370,000
2021	$444,000
2022	$516,500
2023	$560,000
2024	$600,000

Source: Cape Cod & Islands Association of Realtors Annual Reports on Cape Cod Housing Market

This trend in housing prices is exacerbated by the median household income. According to the American Community Survey (ACS), the median income for 2023 was $81,985, with a per capita income of $53,973, with about 8% of the households below the poverty level.

According to the American Community Survey, the median gross rent from 2019-2023 was $1,642 (Note: The ACS calculation does not separate out affordable or subsidized rents nor distinguish which rents include utilities and which do not. Yarmouth's HPP estimates $2,200 as a more accurate estimate of monthly market rents), with residents often having difficulty finding rental units due to a reduction in rental housing stock from 26.9% in 1990 to 20.2% in 2020 resulting in a net loss of 449 rental units. The loss of rentals is likely due to the conversion of rental units to ownership or to seasonal use.

One measure of housing affordability is monthly housing costs as a percentage of income. If housing costs are 30% or less of a household's monthly income, it is considered affordable. In Yarmouth, one-third of households pay more than 30% of their income for housing, creating an affordability gap. Almost two-thirds of renters pay more than 30% of their income for housing, compared with 35% of homeowners with mortgages, and 16% of homeowners without mortgages. Housing costs include mortgage or rent as well as utilities, insurance, taxes, condo fees, and similar housing costs.

Housing Production Goal & Strategies

The HPP outlines an annual housing production goal of at least 62 Affordable units based on an increase of 0.5% annually over the next five years. This allows for steady progress toward the Town's 10% goal for affordable housing. The HPP identifies possible development sites and conceptual projects to show how this annual goal may be able to be met.

The HPP also proposes a wide range of strategies to promote affordable housing, that is:

- Linked to infrastructure.
- Promotes mixed use housing if created in existing commercial areas and does not out-complete commercial development.
- Designed for the workers of Yarmouth-based businesses while providing for older and disabled households.
- Located and engineered to protect drinking water and open water resources.

Strategies included in the HPP will help to create Affordable Housing as well as promote the preservation and development of overall community housing and include the following major activities:

- Modify or create new local zoning provisions and development policies.
- Build local capacity and support for affordable housing activities.
- Promote the production of units including:
  - Continue to revitalize underperforming commercial properties with housing, with a clear preference for mixed-use development.
  - Continue to make suitable public property available for affordable housing.
  - Continue to convert existing housing to affordability with a special focus on abandoned properties.
  - Promote housing locations that are situated or engineered to protect drinking water or open waters.
- Help preserve the existing affordable housing and year-round housing stock.
- Provide direct assistance to both qualifying owners and renters.

Recent Actions Related to Housing

In 2025, The Town began working with the **UMass Donahue Institute** to examine and collect data related to the impacts of Short-Term Rentals in Yarmouth. The project will find strategies to mitigate negative impacts and enhance positive aspects of the short-term rental market.

The Town of Yarmouth, through its **Affordable Housing Trust (AHT)**, has helped to create affordable housing at former underperforming motel sites, such as the 69 Affordable units at Yarmouth Commons, located at the site of the former Cavalier Motel (881 Route 28); and the 40 Affordable units at Yarmouth Gardens (497 Route 28), located at the site of the former Yarmouth Gardens Motor Lodge. The AHT has also recently provided land acquisition funding for an affordable homeownership neighborhood for six single family homes at 1121 Route 28, currently being developed by Habitat for Humanity. The AHT recently awarded funding for a new mixed-use project at 645 Route 28 comprised of two commercial units and eleven dwelling units, four of which will be Affordable.

The AHT is also working on additional Requests for Proposals for the development of affordable rental housing, and to fund mixed use redevelopment projects on underutilized or greyfield properties in the Route 28 corridor. Developers and property owners not ready to respond to the RFP are referred to the **Greyfield Redevelopment Program** for assistance with soft costs. Community Preservation Act funds continue to provide funding to the AHT for these endeavors. The AHT also generates a revenue stream with interest on loans, charging for lottery services, and receiving on behalf of the Town cash payments in lieu of on-site provision of affordable housing in approved developments.

In 2025, The Commonwealth of Massachusetts finalized regulations to implement the **Affordable Homes Act** law which requires towns to permit accessory dwelling units by-right. This upended the Town's **Accessory Dwelling Unit** Zoning Bylaw adopted in 2023 after extensive community engagement on creating updated ADU regulations for the Town of Yarmouth. Additional amendments to the ADU Zoning Bylaw are now required as a result. The Act is also the state's housing bond bill and is expected to provide significant subsidies for housing production state-wide.

In the fall of 2024, the Town approved a zoning amendment related to **Affordable Housing** and the method for calculating the cash payment a developer could provide to meet the requirements of the Zoning Bylaw. The calculation was modified to tie the fee to median home prices, rather than median income, to better match current market conditions and generate adequate funding for the preservation and creation of affordable units.

In 2022, Town Meeting adopted a change to the **Seasonal Employee Housing Zoning Bylaw**. The amendment's purpose was to help address the temporary housing needs of seasonal workers. Our tourism economy relies on seasonal employees to staff our local businesses. Several motels have taken advantage of this bylaw to help address the temporary seasonal housing needs, mainly J1 student and H-2B visa workers.

The Town also has a very well organized and developed network of community partners to assist low- to moderate-income residents. For example, since 2020, the Town has created or preserved 180 affordable housing units with its Community Development Block Grant (CDBG) from US HUD. Since 2015, the Town has also provided funding to agencies such as Housing Assistance Corporation (HAC), the Cape Cod Council of Churches Hand of Hope Outreach Center, and the Harwich Ecumenical Counsel for Housing (HECH) to assist 149 households with rental assistance and 51 homeowners with emergency home repairs. The Town actively participates in the county's housing efforts, such as the Network to Adress Homelessness and the Shared Regional Housing Resource Program, and ad hoc housing working groups and sessions.

CAPITAL INFRASTRUCTURE & FACILITIES



CHAPTER 6 I CAPITAL INFRASTRUCTURE & FACILITIES

Introduction

This chapter focuses on outlining the larger scale key capital facilities and infrastructure improvements needed to accommodate anticipated future growth and redevelopment in locations supported by our community. Many of these projects have already been incorporated into the Town's Capital Improvement Plan.

It is important to note that these priorities may shift over time to accommodate new circumstances, regulations, or availability of new funding sources.

Overview of Yarmouth's Municipal Budget

Yarmouth's FY26 budget is approximately $116 Million dollars. The municipal budget includes several distinct elements, including capital, operating and school budgets, and enterprise funds, all of which are approved by Town Meeting. The general budget covers all operations and departments and is approximately half of the town's overall budget, with education costs being about 42 percent. Enterprise funds derive their revenue from their operations and users, with Yarmouth having four such funds including golf, water, septage treatment and wastewater.

Overview of the Town's Capital Improvement Plan

The Town's Capital Improvement Plan is composed of two parts – a capital program and a capital budget. The capital program is a community planning and fiscal management tool that spans five to ten years. The capital program identifies capital items, which are typically defined as assets or projects that cost more than a certain threshold (e.g., $25,000), provides a planning schedule, and offers financing options from various funding sources. The capital budget is the upcoming year's spending plan for capital items that is presented to Town Meeting for approval.

The **Capital Budget Committee** is charged with reviewing all requests for capital items and making recommendations to the Finance Committee and Select Board.

Key Issues Identified by the Capital Budget Committee

- Long-term funding options for the remaining phases of the Town's Comprehensive Wastewater Management Plan.

- Need for a 10-year Municipal and School Building Facilities plan to prioritize demands and stagger capital costs.
- Need a 10-year plan for replacement of rolling stock (vehicles).
- Need for a long-range systematic approach to addressing shoreline protection and coastal infrastructure.
- Unknowns, such as future environmental regulations, legislation and severity of sea level rise/climate change which can lead to significant capital improvements that may be hard to fully predict.
- Regular maintenance expenditures should reside within the annual operating budget and not delayed to the point of becoming a Capital Budget item.

Existing Infrastructure Systems and Challenges:

Various sections of the LCP provide details on a variety of town infrastructure. The following table offers a brief overview of major existing town infrastructure systems and the challenges or constraints those systems face.

Table 6-1. Existing Infrastructure Systems & Challenges

Infrastructure	Challenges or Constraints
Water Supply	Increasing regulations and treatment requirements, aging infrastructure, drought conditions, and adequacy of supply for future growth.
Sewers	Completion of Phase 1 including adequate effluent discharge locations, and funding for future phases.
Roads	Increasing speeds, traffic congestion and safety concerns, number of high crash intersections/roadway segments, gaps in ped/bike connectivity, and future impacts from sea level rise/ increased storms. Poor condition and restriction of the Route 6 bridges over the Bass River, and cape wide impacts related to replacement of the Cape Cod Canal Bridges.
Stormwater	Increased surface flooding, capacity of existing systems, stormwater treatment for town roads, and undersized culverts.

Marinas/Coastal Structures	Impacts from sea level rise/increased storms, and need for funding for improvements to coastal structures.
Buildings	Need for regular maintenance, building assessments to identify improvements, and inclusion within the capital plan, location of Fire Station #1 within a Category 3 SLOSH Zone, and lack of modern Library Facilities.
Broadband/I-Net	Need for less expensive high-speed internet and access to other areas of town. Town I-Net in place to connect municipal buildings.
Schools	Identification and integration of school infrastructure needs with other Town capital projects. Poor condition of ME Small Elementary School.

Recent Actions Related to Capital Improvement Plan

In 2025, the Department of Public Works completed a **Facility Condition Assessment** for several Town-owned facilities (Town Hall, Senior Center, Fire Station #1 and #2, and the Recreation/ Division of Natural Resources building). The assessment represents due diligence as a necessary first step in a capital facilities plan.

In 2025, the Recreation Division began a Recreation Capital Assessment and Improvement Plan by conducting a fields analysis to assess existing facilities, identify facility demand, and develop a capital plan for needed improvements.

In 2024-2025, the Dennis Yarmouth Regional School District (DYRSD) began developing a **5–10-year Capital Improvement Plan (CIP)**. Each school principal is responsible for creating a CIP that addresses the maintenance requirements and lifespan of significant components at each school. Furthermore, the DYRSD School Committee has formed a Capital Subcommittee to investigate and analyze these matters. To streamline information, DYRSD is utilizing the same CIP Portal as the Town, allowing for centralized data access, and facilitating the scoring and prioritization of projects. This approach aims to enhance the organization and preparedness of schools when seeking capital from the Town.

In 2024, the Capital Budget Committee created a **Capital Improvement Guidance Document** to provide a blueprint for planning Yarmouth's capital expenditures. The guide emphasizes that developing a CIP that will ensure sound fiscal and capital planning requires effective leadership and the cooperation of municipal departments. The role of a CIP committee is to objectively analyze capital proposals and make recommendations to the Finance Committee and Select Board on the annual capital budget and the ongoing capital program.

Key Capital Facilities and Infrastructure

The following table outlines key capital facilities and infrastructure needed to accommodate anticipated growth and development, identifies the associated LCP elements and funding sources. These are the major infrastructure projects the Town of Yarmouth intends to complete or make significant progress on in the next ten years.

Current ongoing studies and plans may also identify future capital needs, such as the way-to-water assessment, the Long Pond Study, the Mattacheese Utilization project, the sea level rise/coastal flooding study south of Route 28, potential land acquisitions, and the Recreation Capital Assessment and Improvement Plan. There are also a number of smaller projects that have been identified throughout the LCP and within the Capital Improvement Plan. Some of these are related to investments to preserve our history, whether for restoration of historic churches such as the South Yarmouth United Methodist Church and the Quaker Meeting House, or interpretive signage and restoration of historic grave markers. Although important to our community for a variety of reasons, only larger scale capital projects needed for growth have been included.

Table 6-2. Yarmouth Capital Improvement & Facilities – Key Needs & Priorities

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
Water Resources				
Wastewater Management	Water Resources, Economy, Housing, Recreation	**Phase 1:** Complete construction of Phase 1 which includes Route 28, South Shore Drive, and the Water Resource Recovery Facility (WWRF) off Buck Island Road.	$207 Million Phase 1 Funded through a variety of funding sources1	Construction Ongoing to early 2028
		Effluent Discharge: Identify and permit additional effluent discharge locations to meet buildout demands for Phase 1, and for future phases.	$500,000 funded to investigate Additional Effluent Discharge locations at 2024 FTM. Construction may require additional funding depending upon costs	PH1 Ongoing Future phases: 3+ Years
		Funding for Future Phases: Identify funding sources and implement future phases of the Town's Comprehensive Wastewater Management Plan to improve water quality.	Similar funding sources as Phase 1, new growth revenue from the DIF, supplemental sources	Phase 2 2 Years
		Regional Septage Facility: Continued operation and maintenance/upgrades to the regional septage treatment facility.	Septage Enterprise Fund, $4.4 Million funded at 2025 ATM for Equalization Tank Rehabilitation	Ongoing
Water Supply	Water Resources, Economy, Housing	**PFAS Treatment System:** Complete the PFAS treatment system for Wells 10 & 11. This will allow for Well 10 to return to service and will keep Well 11 in service once new EPA regulations take effect in 2028.	Water Enterprise Fund, $5,050,000 funded at 2025 ATM	Design Ongoing Construction 1-3 Years
		Water Infrastructure: Water Department regularly includes annual capital improvements to the distribution system, water tanks and pump stations through the CIP Process.	Water Enterprise Fund, capital improvements funded annually. Watermain replacement proposed in CIP at $2M annually FY 28-FY 33	Ongoing

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
		Drinking Water Supply: Providing treatment for drinking water wells allows them to remain in service, however further review of water supply is needed to ensure the desired growth within the community.	Currently not funded	2-3 Years
Tidal & Wetland Restoration	Water Resources, Wetlands, Plant & Wildlife Habitat, Coastal Resiliency, Open Space	**Upper Bass River Coastal Habitat Restoration Project:** Complete the permitting and construction of the North Dennis Road Bridge and the Weir Road culvert to restore tidal flow; and restore the retired cranberry bogs into natural wetlands at the headwaters of the Bass River (Hamblin's Brook)	$254k SNEP Watershed Grant, $272k from CPA, and $4.7 Million in Federal Grants through NOAA, CZM and DER. Additional construction funding is needed.	Design Ongoing Construction 3-5 Years
		Crowell (Run) Pond Tidal Restoration Project: Complete the design of this restoration project along South Shore Drive and Smugglers Beach by developing a preferred alternative, obtaining funding and pursuing final design and construction.	$217,500 CPA Funds at 2024 ATM for Run Pond/Crowell Pond Restoration Study	Design Ongoing Construction 3-5 Years
Coastal Resiliency	Coastal Resiliency, Town Services, Recreation, Coastal Resiliency	Packet Landing Marina Resiliency Project: Utilizing a 2-year CZM grant, work with consultant Woods Hole Group to design, permit and develop bid specifications for the preferred improvements to elevate the lower level parking lot, the revetment wall, and wharf. Seek construction funding.	$255k CZM grant for design. Construction - Future grants and Appropriations (2026 ATM FY27)	Design Ongoing Construction 2-4 Years
		Coastal Structures: Seek funding mechanisms for improvements to coastal structures, such as the sea wall and jetty near the Sailing Center on New Hampshire Avenue; and the jetties at the mouth of the Parkers River and Bass River.	Currently not funded.	5 Years
Public Infrastructure				

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
Roadways & Drainage	Transportation & Connectivity, Economy,	**Roadway Improvement Projects:** Yarmouth includes annual appropriations for roadway improvement projects. The Town is working on a Complete Streets Policy to incorporate multi-modal elements into town projects where feasible.	$1.1 Million annual road stabilization funding, CIP proposes increasing to $1.5M in FY 27, then 2.5% thereafter $840k State Chapter 90 Funds	Ongoing
		Station Avenue Corridor Study: Although in the planning stages, Station Avenue has been identified as needing traffic and pedestrian improvements and is important for growth. Future funding for design and ultimately construction for short- and long-term improvements will need to be addressed especially if the elementary school expansion occurs at Station Avenue.	Project in Planning Phase, not currently funded.	2-3 Years Short Term 5-10 Years Long Term Solutions
		MassDOT Projects - Design: Although construction is typically funded through the STIP, TIP or other state/federal programs, Yarmouth often pays for the design costs such as for the Phase 3 of the Cape Cod Rail Trail (CCRT), the Route 6A Village Centers Improvements project, and potentially the design for the Route 28 improvements from Parkers River to Old Main Street	CPA Funding for the Rail Trail Design Route 6A – $110k for Pre-25% Design funded at 2024 FTM	CCTR Construction – Ongoing; Route 6A Design – Ongoing with Construction 4 Years; Rte. 28 Bass River Bridge Construction - Ongoing; Rte. 28 Western half - in Design with Construction 4 Years;

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
				Rte. 28, Eastern half - Design 2-4 Years Construction 5+ Years
		Stormwater Improvements: Yarmouth DPW regularly makes drainage improvements throughout the Town.	$250k Annual Capital Grants, CZM	Ongoing
Public Buildings				
Libraries	Town Services, Libraries, Community Character	**Library Facilities Design:** Complete the siting, planning, and design for new library facilities by the end of 2025 in accordance with the Massachusetts Public Library Construction Program (MPLCP) grant awarded by the MA Board of Library Commissioners, and build community support for the project.	$100k MPLCP Grant $150k Library Planning & Design Facility funded at 2024 ATM	Ongoing
		Library Facilities Construction: Secure supplemental funding in addition to the MPLCP grant for final design and construction of the preferred library facility improvements.	MPLCP Grant Local Library Facility Bonding (In CIP starting 2026 ATM FY27)	3 Years
Fire Station 1 & 2, Town Hall, Senior Center, DNR/ Recreation Building	Town Services, Government, Public Safety, Senior Services	**Facility Condition Assessment Reports:** Assessments were completed in March 2025 for the Town Hall (1146 Route 28); Senior Center (528 Forest Road); Fire Station 1 (96 Old Main Street); Fire Station 2 (340 Route 6A); and Natural Resources/Chamber (424 Route 28). The DPW will need to further investigate, identify, and prioritize solutions and then move forward with creating a multi-year approach to include those items into future CIP's.	Currently not funded	2-6 Years

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
		Feasibility Study for Fire Station #1: Study may lead to capital improvements.	2025 FTM Appropriation Request Pending	1-2 Years
		Feasibility Study for Fire Station #2: Study may lead to capital improvements.	Currently not funded	4-6 Years
Senior Center	Town Services, Senior Services, Recreation, Community Character	**Senior Center Facilities:** Renovations to the Senior Center are further along with funding for the Bathroom Renovation project and HVAC. As noted above, further work is needed to identify projects to address the issues identified in the Facility Condition Assessment Report for the Senior Center.	$200k Senior Center Alarm and Bathrooms funded at 2023 ATM and $70k Senior Center HVAC funded at 2025 ATM	1-5 Years
Schools				
M.E. Small Elementary School	Town Services, Education, Community Character	ME Small Elementary School Feasibility Study: The School District was invited into an Eligibility Period by the MA School Building Authority (MSBA) associated with the potential replacement of the Marguerite E. Small Elementary School. This process requires the Town to fund a feasibility study to determine the best options regarding the M.E. Small School. The feasibility study is expected to begin in 2026.	Feasibility Study Appropriation request 2025 FTM	1 Year
		Elementary School Construction: The Feasibility Study will result in a recommended final design and construction project.	MSBA Funding Future Local Appropriation	2-5 Years
School Capital Improvements	Town Services, Education, Community Character	**School Capital Plan:** The DY Regional School District is working on a 5–10-year capital plan to improve coordination of these needed improvements with other Town capital projects. The schools make annual capital requests.	Annual Capital approved for Station Ave Elementary School at 2025 ATM included: $200k in CPA plus $200k in free cash for playground replacement, $105k for interior	1-10 Years

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
			painting/flooring, and $100k in building repairs.	
Recreation				
Parkers River Landing	Economy, Recreation, Community Character	**Parkers River Landing:** Complete the construction of a new community park along Route 28 near the Parkers River with a playground, restrooms, parking, kayak launch, lawn for periodic special events, and a looped elevated boardwalk to view the marsh. Fall 2025 anticipated completion.	Project fully funded with grants from LWCF, PARC, Seaport Economic Council, DCR and MassDOT; and funding from CPA, Free Cash, TRPF	Construction Ongoing
Chase Brook Park	Water Resources, Wetlands, Plant & Wildlife Habitat, Open Space, Economy, Recreation, Community Character	**Chase Brook Park:** Complete the restoration and improvements to the Chase Brook Park (Chase Brook Park, Mill Creek Park, and the former Yankee Village Motel) to create a combined 5-acre waterfront park. The project includes a multi-year invasive species management plan.	Chase Brook Park received $820k in CPA funded at the 2025 ATM. Other grant funds include a $400k PARC grant and $434k SWIG grant.	Design Ongoing Construction 1-3 Years
Bayberry Hills and Bass River Golf Courses	Economy, Recreation, Community Character	Implement the Yarmouth Golf Five-Year Capital Improvement Plan at the Town Golf Courses.	Golf Enterprise Fund Water, capital improvements funded annually.	1-5 Years
Community Character				
Historic and Cultural Projects	Community Character & Cultural Heritage, Economy	**Revolutionary War Monument:** Complete the fabrication and installation of the Revolutionary War Monument dedicated to Yarmouth residents who participated in the war for independence, to be located at the Yarmouth Port Playground (Thacher Park), the former mustering grounds.	$235k in CPA funded at 2025 ATM $75k in TRPF awarded	Design Ongoing Construction 1 Year

LCP Element	Related LCP Goals	Project Description	Funding Sources	Timeframe
		Public Art: With the 2025 formation of the Public Art Committee (PAC), funding for future public art projects will be an important element to enhancing our community.	Currently not funded	Ongoing
		Baxter Grist Mill Building Renovations: Restore the historic grist mill building at the Baxter Grist Mill.	Currently not funded	2-3 Years
Housing				
Housing Development	Housing, Economy, Community Character	**Yarmouth Affordable Housing Trust (AHT): AHT** to continue with issuance of Requests for Proposals for housing development projects in the Town of Yarmouth, offering supplemental funding to assist in the development of housing.	Annual CPA funding, minimum 10% of CPA annual allocation	Ongoing

PUBLIC ENGAGEMENT SUMMARY



CHAPTER 7 I PUBLIC ENGAGEMENT SUMMARY

The process to update Yarmouth's Local Comprehensive Plan began in 2020 with the creation of a Vision Plan. The Vision Plan identifies the values and vision for Yarmouth's future and establishes broad goals to achieve that vision and serves as the foundation for the Local Comprehensive Plan. The Vision Plan process included two community surveys totaling over 1,300 responses, three virtual workshops, multiple presentations and a final presentation to the Select Board in February 2022. All of the information associated with the Vision Plan can be found **here**.

In September 2023, the Town released a Request for Proposals for a consultant team to continue where the Vision Plan left off and update the Local Comprehensive Plan. BSC Group was selected and began in April 2024.

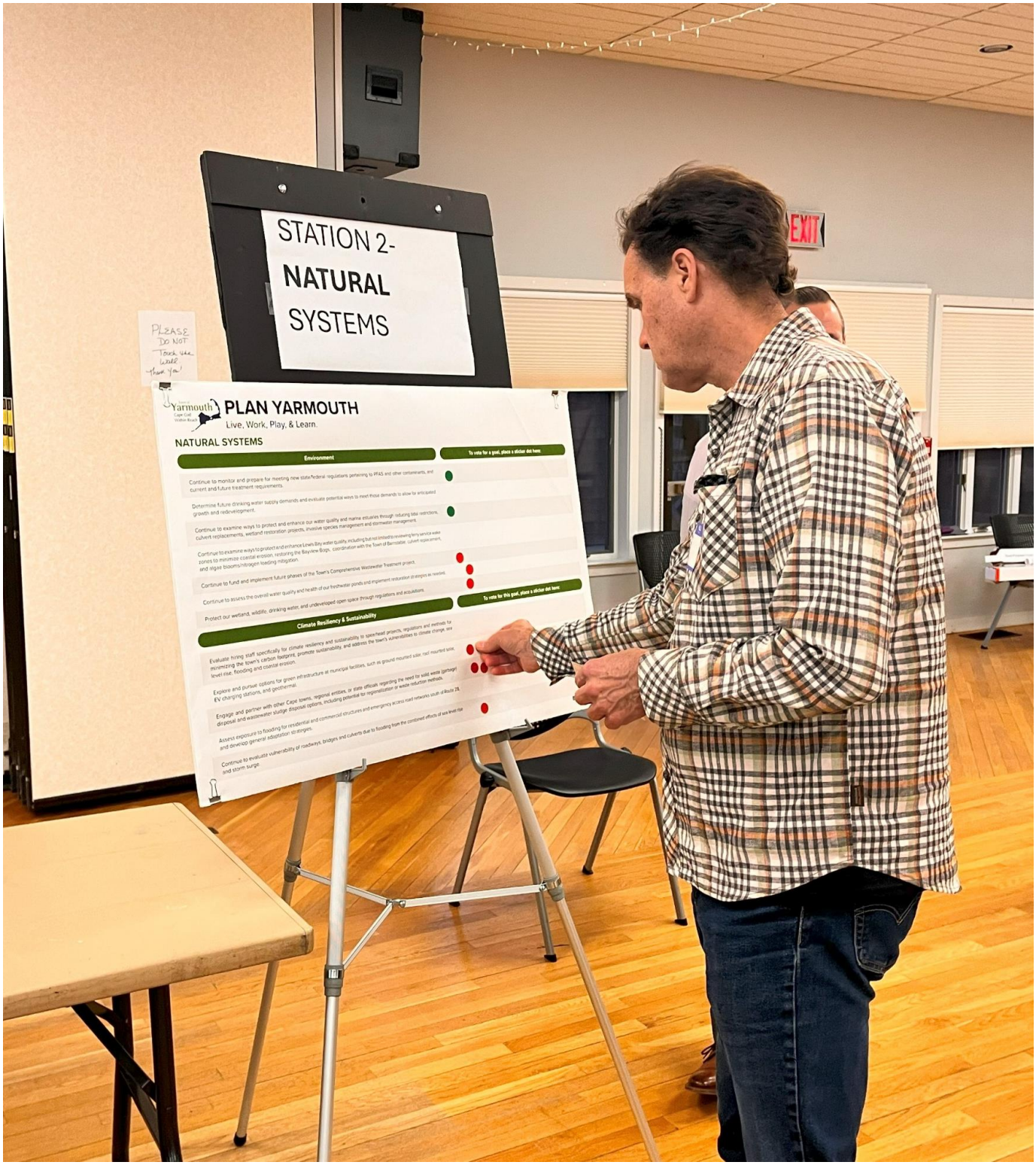
A comprehensive publicity plan was implemented throughout the LCP process including news items/ press releases, social media, channel 8 bulletins, direct email notifications to civic/ neighborhood organizations and residents, flyers, postcards, and radio spots.

Extensive information was collected through stakeholder interviews and questionnaires regarding key issues, what the Town is doing to address these issues, and what they think the Town should be undertaking in the next 10+ years. Input was solicited from Town Staff including Water/Wastewater, Conservation, Senior Services, Health, Police, Fire, and Public Works; from various Boards/Committees including Finance Committee, Capital Budget Committee, Community & Economic Development Committee, Disability Commission, Recycling & Solid Waste Committee, Zoning Board of Appeals, Old Kings Highway, and Dennis-Yarmouth Regional School District; as well as from the Hyannis Park Civic Association, local business owners and the chamber of commerce.

A community Open House was held on September 26, 2024, to introduce the project and gather feedback on the identified goals and objectives. A detailed summary of the meeting can be found **here**.






STATION 2-
NATURAL
SYSTEMS
EXIT
PLEASE DO NOT Touch the Wall! Thank You!
Yarmouth
PLAN YARMOUTH
Live, Work, Play, & Learn.
NATURAL SYSTEMS
Environment
To vote for a goal, place a sticker dot here:
Continue to monitor and prepare for meeting new state/federal regulations pertaining to PFAS and other contaminants, and current and future treatment requirements.
Determine future drinking water supply demands and evaluate potential ways to meet those demands to allow for anticipated growth and redevelopment.
Continue to examine ways to protect and enhance our water quality and marine estuaries through reducing tidal restrictions, culvert replacements, wetland restoration projects, invasive species management and stormwater management.
Continue to examine ways to protect and enhance Lewis Bay water quality, including but not limited to reviewing ferry service wake zones to minimize coastal erosion, restoring the Bayview Bogs, coordination with the Town of Barnstable, culvert replacement, and algae blooms/nitrogen loading mitigation.
Continue to fund and implement future phases of the Town's Comprehensive Wastewater Treatment project.
Continue to assess the overall water quality and health of our freshwater ponds and implement restoration strategies as needed.
Protect our wetland, wildlife, drinking water, and undeveloped open space through regulations and acquisitions.
Climate Resiliency & Sustainability
To vote for this goal, place a sticker dot here:
Evaluate hiring staff specifically for climate resiliency and sustainability to spearhead projects, regulations and methods for minimizing the town's carbon footprint, promote sustainability, and address the town's vulnerabilities to climate change, sea level rise, flooding and coastal erosion.
Explore and pursue options for green infrastructure at municipal facilities, such as ground mounted solar, roof mounted solar, EV charging stations, and geothermal.
Engage and partner with other Cape towns, regional entities, or state officials regarding the need for solid waste (garbage) disposal and wastewater sludge disposal options, including potential for regionalization or waste reduction methods.
Assess exposure to flooding for residential and commercial structures and emergency access road networks south of Route 28, and develop general adaptation strategies.
Continue to evaluate vulnerability of roadways, bridges and culverts due to flooding from the combined effects of sea level rise and storm surge.

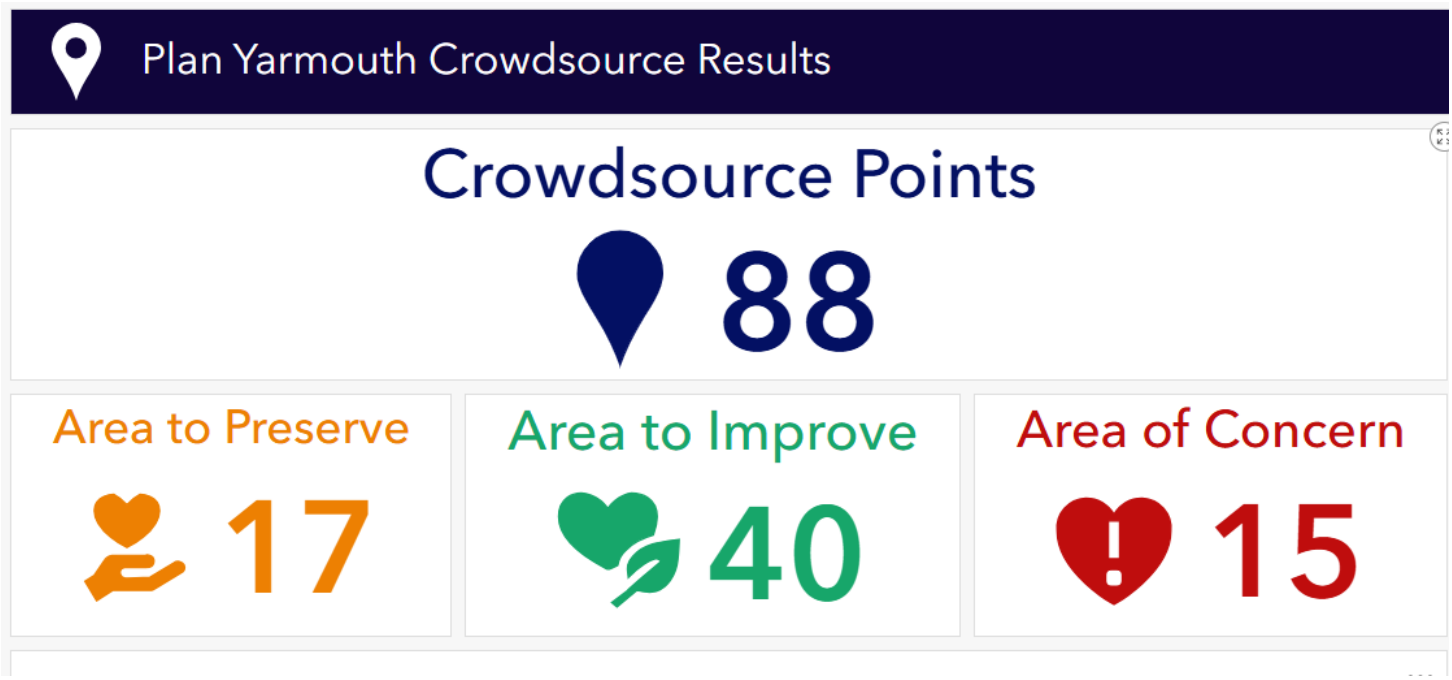
On January 29, 2025, a Community Meeting was held to provide an update on the project and gain valuable feedback through small group facilitated discussions on four topics: Economy, Land Use, Housing and Coastal Resiliency & Sustainability. A detailed summary of the input from this meeting can be found **here**.

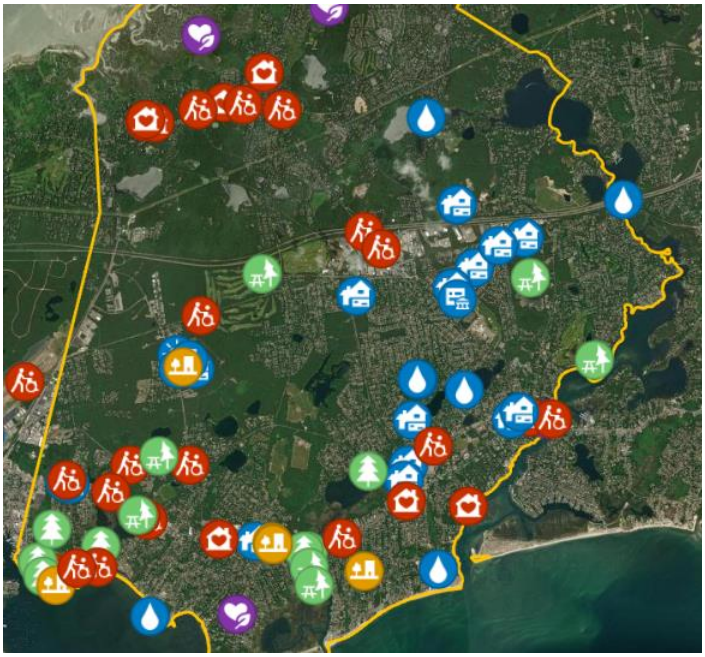




For those unable to attend a community meeting, the Comprehensive Plan Project Hub developed by BSC Group offered public engagement opportunities as well as content for the entire project.

BSC Group created an online crowdsource map that was available between August 2024 and January 2025 and collected 88 place-based comments.







The LCP was also promoted by the Town Planner at the Police Department's National Night Out on September 7, 2024, and August 5, 2025, and the LCP had an informational table at the Seaside Festival in October 2024 and October 2025.







In addition, the LCP project included regular meetings with the Planning Board for guidance, updates to the Select Board on June 25, 2024, May 6, 2025, and August 12, 2025, and periodic coordination with the Cape Cod Commission to be sure the LCP was on track for certification.

The draft of the Local Comprehensive Plan was released for a 30-day public review period in August 2025 and a formal Public Hearing was conducted on (date TBD). Adoption by Town Meeting is anticipated in November 2025. Upon adoption, Cape Cod Commission Certification of the LCP will be sought.

IMPLEMENTATION MATRIX



CHAPTER 8 I IMPLEMENTATION MATRIX

The Implementation Matrix included in this chapter provides a clear plan for completing the Targeted Actions to address the goals and objectives of the LCP by identifying responsible partners, potential funding sources, and estimated timeframes.

To ensure continuous progress, the status of the Implementation Matrix will be evaluated by the Planning Board on an annual basis with input on the status of the various Actions being sought from the responsible partners. Annual status updates will be provided to the Select Board and Cape Cod Commission.

Table 8-1. Implementation Matrix (See Appendix A & B for Abbreviations)

Description	Timeframe	Responsible Partners	Funding
Natural Systems			
Water Resources (Wastewater Management)			
Goal: Continue with the implementation of the Yarmouth Comprehensive Wastewater Management Plan (CWMP)			
Action 1: Complete construction of the Phase 1 collection system and the treatment facility off Buck Island Road.	Ongoing-3 yrs	DPW, WRAC	CIWPT, WIIF, STR, DIF, Betterment, Capital Surcharge, SRF
Action 2: Identify and obtain permits for additional effluent discharge locations to meet buildout demands for Phase 1, and for future phases.	Phase 1: Ongoing-3 yrs Future phases: 3-10+ yrs	DPW, WRAC	CIWPT, WIIF, STR, DIF, Betterment, Capital Surcharge, SRF, TMA
Action 3: Evaluate locations of future phases (2-8) of the CWMP.	Phase 2: Ongoing-2 yrs Future phases: 3-10+	DPW, WRAC	STAFF, TMA
Action 4: Identify funding sources and implement future phases of the CWMP.	Future phases: 3-10+ Future phases: 4-10+ yrs	DPW, WRAC	TBD

Description	Timeframe	Responsible Partners	Funding
Action 5: Continue operation of the regional septage treatment facility.	Ongoing	DPW	Septage Enterprise
Action 6: Support the WRAC's mission related to water resource initiatives and public outreach and education.	Ongoing	DPW, WRAC	STAFF
Water Resources (Water Supply)			
Goal: Attain a sustainable supply of high-quality drinking water to meet our community needs.			
Action 1: Monitor and prepare for meeting new state and federal drinking water regulations.	PFAS Treatment Wells 10 & 11: Ongoing-3 yrs	DPW	STAFF, Water Enterprise, SRF
Action 2: Continue improvements to aging water infrastructure.	Ongoing-10+ yrs	DPW	Water Enterprise, SRF
Action 3: Develop a water capital plan and assess water rates.	Capital: Annually Water Rates: As Needed	DPW	STAFF, Water Enterprise, SRF
Action 4: Continue to educate and promote water conservation.	Ongoing	DPW	STAFF
Action 5: Update the 2019 Water System Master Plan including projecting future water demands.	2-3 yrs	DPW	STAFF, Water Enterprise, SRF
Action 6: As applicable, work with regional partners to evaluate joint monitoring and mitigation strategies, and redundancy.	Ongoing	DPW	STAFF
Water Resources (Freshwater & Saltwater)			
Goal: Preserve, protect, and restore the quality and functions of our fresh, marine, and ocean water resources.			
Action 1: Promote Tidal Restoration projects to improve tidal flushing within our marine estuaries and foster healthy ecosystems:			

Description	Timeframe	Responsible Partners	Funding
1a. Upper Bass River Tidal Restoration Project: Complete design/ permitting and construct the North Dennis Road Bridge and the Weir Road culvert.	3-5 yrs	DPW, DNR, FoBR	SNEP, NOAA, CZM, DER, CPA, NRCS, CCCD
1b. Run Pond/Crowell Pond Tidal Restoration Project: Develop a preferred alternative, obtain funding, pursue final design and construct.	Analysis: Ongoing Construction: 3-5 yrs	DPW, DNR, FoBR	ACOE, CPA, NRCS, NOAA
1c. Route 6 Bass River Bridge: Encourage MassDOT to evaluate replacement of these bridges (structural and tidal restrictions).	Ongoing	TA, SB, MassDOT	STAFF
Action 2: Complete the Long Pond Study on water quality and evaluate implementing the recommendations.	Study: Ongoing Implementation: 2-4 yrs	DPW, DNR	TMA, GRANTS
Action 3: Evaluate implementation of various Pond Strategies outlined in the Cape Cod Freshwater Strategy developed by the CCC.	4-6 yrs	DPW, DNR	STAFF, TMA
Action 4: Continue to support/work with the Hyannis PFAS Community Working Group, and other groups/organizations, to advocate for clean-up of PFAS/other chemical contaminants.	Ongoing	TA, DPW	STAFF, GRANTS
Action 5: Fund stormwater management projects and culvert replacements on Town roads/lands. Consider green infrastructure where applicable, and evaluate resident stormwater programs.	Annually	DPW	TMA, CZM, SWIG, NRCS, HMG
Action 6: Maintain and enhance Yarmouth's Commercial & Recreational Shellfish and Fisheries Resources.	Ongoing-5+ years	DNR	TMA, CCCE, NRCS, CCCD
Action 7: Continue with the Fertilizer Education Program.	Ongoing	DPW, WRAC	STAFF
Action 8: Evaluate supplementing the Yarmouth Stormwater Regulations to mandate the use of stormwater BMPs and pre-treatment.	3-6 yrs	DPW, DCD, PB	STAFF

Description	Timeframe	Responsible Partners	Funding
Wetland Resources			
Goal: Protect, preserve, and restore the quality and natural values and functions of inland and coastal wetlands and their buffers.			
Action 1: Pursue wetland restoration projects:			
1a. Complete the design/permitting/restoration of retired cranberry bogs into natural wetlands at the headwaters of the Bass River.	Design: Ongoing Construction: 3-5 yrs	DPW, FoBR	SNEP, NOAA, CZM, DER, CPA, NRCS
1b. Continue with Town participation in the Cape Cod Hospital Bayview Bogs Wetland Restoration Project.	Design: Ongoing Construction: 3-5 yrs	CCH	STAFF, CCCD, NRCS, LWCF
1c. Identify future wetland restoration projects and seek out grants.	TBD	DPW, DCD, CC	STAFF, GRANTS, TMA
Action 2: Evaluate updating the Yarmouth Wetland Bylaw and Regulations to add protections to Coastal Resilience Zones using updated MA Coastal Flood Risk Model maps (MC-FRM).	1-3 yrs	DCD, CC	STAFF
Action 3: Pursue acquisition or conservation restrictions on land to accommodate saltmarsh/wetland migration due to sea level rise.	1-5 yrs	DCD, CC	CPA, TMA
Action 4: Continue educating the public on the regulatory requirements to protect wetland and water resources.	Ongoing	DCD, CC	STAFF
Action 5: Utilize educational tools regarding BMPs for homeowners to protect/improve adjacent environmental resources/water quality.	Ongoing	DCD, DPW	STAFF
Action 6: Consider banning use of herbicides/pesticides near waterways and wetland resources.	2-4 yrs	DPW, DCD, HD, CC	STAFF
Plant & Wildlife Habitat			
Goal: To protect, preserve, or restore wildlife and plant habitat to maintain species diversity, and protect rare and endangered species.			

Description	Timeframe	Responsible Partners	Funding
Action 1: Complete invasive species mitigation at the expanded Chase Brook Park.	1-4 yrs	DPW, DCD	CPA, CCC-MF, PARC, SWIG
Action 2: Evaluate invasive species management at parks and conservation areas with high use and connectivity.	3-5 yrs	DCD, CC	TMA, CPA, TRPR, GRANTS
Action 3: Evaluate potential vernal pools on Town owned land and work towards vernal pool certification with NHESP.	Annually	DCD	STAFF
Action 4: Continue protected shorebird monitoring/protection program.	Annually	DPW, DCD	OB
Action 5: Reinstate the prescribed burn/mechanical removal of vegetation program on Town lands. Work with regional partners to update the 2012 County Wildfire Protection Plan.	2-5 yrs	FD, DNR	GRANTS, TMA
Action 6: Consider amending the existing Zoning Bylaw requirements for land clearing and alteration of natural topography to expand the criteria for permit approval.	4-6 yrs	DCD, PB	STAFF
Open Space			
Goal: Manage, protect, and expand open space and conservation lands for resource protection, passive recreation, and quality of life.			
Action 1: Explore use of an adopt-a-park program, civic organizations, and other groups or volunteers for open space maintenance projects.	1-3 yrs	DPW	STAFF
Action 2: Improve conservation area signage for identification as Town open space, wayfinding, directional, and interpretive signage.	3-6 yrs	DCD	STAFF, CPA, TRPF, REI ORG, MassTrails,
Action 3: Prioritize potential conservation restrictions or land acquisitions for environmental and resource protection and open space.	2-5 yrs	DCD, OSC	STAFF, CPA, DWSP, HCPPF, LPG, LWCF, GRANTS
Action 4: Print and disseminate maps of conservation properties/trails.	Ongoing	DCD	OB

Description	Timeframe	Responsible Partners	Funding
Action 5: Enforce appropriate and legal use of conservation areas for passive recreation.	Ongoing	DNR, DCD	OB
Action 6: Review annual list of tax delinquent properties for possible acquisition for conservation, open space, or recreation.	Annually	DCD	STAFF
Coastal Resiliency			
Goal: To prevent or minimize the impacts and risks from storms, flooding, erosion, and sea level rise on the environment, property, infrastructure, economy, and people of Yarmouth.			
Action 1: Complete the Hazard Mitigation Plan (HMP) update.	Ongoing	DCD	HMPG
Action 2: Programs and Grant Opportunities:			
2a. Conduct a MVP 2.0 process to remain eligible for grants.	1-2 yrs	DCD, DPW	MVP
2b. Assess staff resources needed to participate in the Community Rating System (CRS).	3-5 yrs	DCD, BD	STAFF
2c. Evaluate new staff position(s) responsible for projects related to hazard mitigation, coastal resiliency and tidal restoration.	1-2 yrs	TA	OB
Action 3: Packet Landing Marina Resiliency Project: Design, permit, and construct improvements at Packet Landing Marina.	Design: Ongoing Construction: 2-4 yrs	DNR, DPW	CZM, TMA, GRANTS
Action 4: Low Lying Roads and culverts:			
4a. Neighborhood Emergency Egress Study: Conduct a study focusing on sea level rise and coastal storm-based flooding on road networks south of Route 28. Implement highest priorities as feasible.	Study: Ongoing Implement: 2-10+ yrs	DPW	CZM
4b. Thacher Shore Road: Complete the design, funding, and construction of the Thacher Shore culvert.	Ongoing	DPW	TMA, GRANTS

Description	Timeframe	Responsible Partners	Funding
4c. Other: Identify other culverts in need of replacement to facilitate coastal resiliency.	Ongoing	DPW	TMA, GRANTS
Action 5: Conduct an erosion/accretion/shoaling study within Lewis Bay.	1-2 yrs	DNR	TMA
Action 6: Continue the Yarmouth Dredging Program under the 2023 10-year dredge permit for Lewis Bay, Parkers River, and the lower end of the Bass River. Work with the Town of Dennis to obtain a 10-year dredge permit for the upper end of Bass River north of the Route 28 bridge, and implement dredging and shoreline nourishment.	Ex. Permit: Ongoing New Permit: 1-3 yrs	DNR	TMA, SEAPORT
Action 7: Incorporate resilient design into new Town building and infrastructure projects.	Ongoing	DPW, FD, LD	PART OF PROJECT COSTS
Action 8: Seek funding mechanisms for improvements to coastal structures.	3-5 yrs	DNR	TMA, GRANTS
Action 9: Review the Cape Cod Commission's model Floodplain Overlay District bylaw for possible incorporation into the Yarmouth Zoning Bylaw.	1-3 yrs	DCD, PB	STAFF
Built Systems			
Community Design & Land Use			
Goal: Promote the creation of village areas, walkable neighborhoods, and redevelopment and cluster development to create aesthetically pleasing and attractive residential developments, commercial corridors, and historic districts. Promote growth in areas with adequate infrastructure to protect and enrich our community character, meet the various needs of our community, and minimize adverse impacts to the environment and water resources.			
Action 1: Revise and update the Architectural and Site Design Standards.	1-2 yrs	DCD, PB	STAFF, TMA, GRANTS
Action 2: Potential rezoning of the former Mattacheese Middle School property, depending upon uses chosen by the Community.	1-3 yrs	DCD, PB	STAFF, TMA, CPG

Description	Timeframe	Responsible Partners	Funding
Action 3: Evaluate modifications or full rewrite of the Zoning Bylaw to promote responsible development and growth.	2-5 yrs	DCD, PB	TMA, CPG, STAFF
Action 4: With a certified LCP, re-evaluate the location and parcels included in the Yarmouth Growth Incentive Zone (GIZ).	3-6 yrs	DCD, PB	STAFF, TMA, GRANTS
Action 5: Update the Yarmouth Rules Governing the Subdivision of Land.	2-5 yrs	DCD, PB	STAFF
Transportation & Connectivity			
Goal: Maintain a safe, accessible, and efficient network of sidewalks, bikeways, roadways, and public transit services.			
Action 1: Finalize design, permitting, and secure funding to implement the Route 6A Village Center Improvements.	Design: 1-2 yrs Construction: 3-5 yrs	DPW, DCD, MassDOT	TMA, STIP, TIP
Action 2: Ensure close communication/collaboration with MassDOT during the construction of the Bass River Bridge and the North Main/Old Main/Rte. 28 intersection improvements.	Ongoing	DPW, MassDOT	STAFF
Action 3: Support the MassDOT Route 28 Corridor Improvements project (Yarmouth Road in Barnstable to the Parkers River).	Design: Ongoing Construction: 4-7 yrs	TA, SB, DPW	STAFF, STIP, TIP
Action 4: Advance the MassDOT Route 28 Corridor Improvements project (Parkers River Bridge to the North Main/Old Main intersection).	Design: 1-4 yrs Construction: 5-8 yrs	DPW, MassDOT	STAFF, STIP, TIP
Action 5: Evaluate/implement the Select Board preferred recommendations from the CCC Station Avenue Corridor Study. Evaluate traffic impacts from elementary school expansion. Advocate for MassDOT improvements at Exit 75 interchanges.	2-10+ yrs	DPW	TMA, TIP
Action 6: Review and evaluate implementation short and long-term recommendations from the CCC Vision Zero Safety Action Plan.	2-7 yrs	DPW	STAFF, CCC UPWP
Action 7: Evaluate the potential for undergrounding overhead utilities for roadway improvement projects on a project-by-project basis.	Ongoing	DPW, MassDOT	STAFF

Description	Timeframe	Responsible Partners	Funding
Action 8: Increase connections throughout town and between existing bike trails and destination locations by constructing more sidewalks, bike lanes, and shared use pathways.			
8a. Participate in Complete Streets/Safe Route to Schools Programs.	1-4 yrs	DPW	STAFF, UPWP
8b. Support multiple modes of transportation in roadway projects.	Ongoing	DPW	STAFF
8c. Complete Phase 3 of the Cape Cod Rail Trail (CCRT) from Peter Homer Park westward into the Town of Barnstable.	Ongoing-3 yrs	DPW, MassDOT	STIP, TIP, CPA, CH90
8d. Improve safety at crosswalks.	Ongoing, included in project development	DPW, MassDOT	CH90, TIP, TMA
Action 9: Collaborate with the Cape Cod Commission and engage the public on the 2-year Route 6A Visioning Study starting in 2025.	Ongoing	DCD, DPW	STAFF
Action 10: Evaluate and create opportunities to enhance and strengthen coordination with the Town of Barnstable and the Cape Cod Gateway Airport Commission regarding issues related to expansion of the regional airport.	Ongoing	TA, SB	STAFF
Action 11: Review potential locations and seek funding for installation of permanent solar powered radar speed signs, and seek funding for additional Mobile Speed trailers, to encourage speed control.	Ongoing	PD, DPW	STAFF, GRANTS
Action 12: Evaluate locations for permanent bus shelters.	1-3 yrs	DPW	CCRTA
Action 13: Support the funding, design, and implementation of MassDOT's Cape Cod Bridges Program to replace the Sagamore and Bourne Bridges.	Construction: Sagamore: 3-9 yrs Bourne: 10-16 yrs	MassDOT	FEDERAL & STATE FUNDING
Action 14: Investigate the possibility of a seasonal trolley dedicated to Route 28 through the CCRTA.	1-3 yrs	DPW	CCRTA

Description	Timeframe	Responsible Partners	Funding
Action 15: Evaluate modifications to the Zoning Bylaw to include traffic evaluation and potential mitigation for larger developments.	2-5 yrs	DCD, PB	STAFF, TMA, GRANTS
Climate Mitigation & Energy			
Goal: Promote renewable energy initiatives, energy conservation and efficiencies to reduce energy consumption and the production of greenhouse gases in support of the Commonwealth's state-wide net zero carbon goals.			
Action 1: The Town and Municipal Energy Manager (MEM) shall develop and implement methods to reduce energy use, increase efficiencies and reduce greenhouse gases. Consider creating a Yarmouth Climate Action Plan to identify and implement sustainable actions to reduce greenhouse gas emissions.	Action Plan: 1-3 yrs	TA, DPW, EC, MEM	STAFF
Action 2: Implement Green Communities Act projects, such as purchasing hybrid or zero emission Town vehicles, installation of energy efficient HVAC systems, and weatherization.	Ongoing	TA, DPW, EC, MEM	STAFF, MEM
Action 3: Support the education and outreach efforts of the Energy Committee towards clean, affordable, and secure energy, and energy sustainability; and develop the Energy Committee's five-year vision plan with objectives, strategies and performance measures.	Ongoing	DPW, EC, MEM	STAFF, OB
Action 4: Explore and pursue options for green infrastructure at municipal facilities or lands, EV charging stations (Level 3 fast charging), and geothermal.	1-5 yrs	DPW, EC, MEM	GRANTS, TMA
Action 5: Minimize greenhouse gas emissions and maximize energy efficiency for publicly funded projects in a cost-effective manner.	Town Projects	DPW, FD, LD, MEM	PART OF PROJECT COSTS
Action 6: Encourage resident participation in home evaluations and energy savings measures through Mass Save and Cape Save.	Ongoing	EC	STAFF
Action 7: Evaluate transitioning from gas powered hand-held equipment to battery operated equipment, such as leaf blowers and lawn mowers.	5-10 yrs	DPW, MEM	OB, TMA

Description	Timeframe	Responsible Partners	Funding
Action 8: Develop Zoning Bylaw for ground mounted solar and canopies.	2-5 yrs	DCD, PB	STAFF, TMA, GRANTS
Waste Management			
Goal: Promote a sustainable solid waste management system for Yarmouth and the region that protects public health, safety, and the environment, and supports the economy.			
Action 1: Rescind the general bylaw passed in April 2023 to ban plastic food containers and single use utensils by food establishments, and implement the new Disposable Plastic Foodware Rules and Regulations for Food Establishments.	Ongoing – 2025 FTM	PRBC	STAFF
Action 2: Support the efforts of the Recycling and Solid Waste Advisory Committee.	Ongoing	DPW, RSWAC	STAFF
Action 3: Engage and partner with other Cape towns, regional entities, and/or state officials regarding the need for solid waste disposal, wastewater sludge disposal, and composting options.	1-5 yrs	DPW, RSWAC	STAFF
Action 4: Evaluate opportunities for conversion of waste products (food waste, leaves, wood chips, agricultural wastes, etc.) to fuels, or biochar, and evaluate regionalization.	2-6 yrs	DPW, RSWAC	STAFF
Action 5: Implement license plate reader at the Transfer Station gate house.	2-4 yrs	DPW	TMA
Action 6: Continue sponsoring annual community litter cleanup days.	Annually	DPW, DCD	STAFF, OB
Action 7: Develop and disseminate a list of places that accept donations and what type, and list of places that do repairs for household and yard equipment.	1-2 yrs	DPW, RSWAC	STAFF

Description	Timeframe	Responsible Partners	Funding
Community Systems			
Community Character & Cultural Heritage			
Goal: Protect and preserve our significant cultural, historic, and archaeological resources, and foster a strong sense of community.			
Action 1: Develop a Historic Yarmouth Initiative to identify, preserve, and protect historical resources and promote historical sites.	1-5+ yrs	HC, DCD, IT	STAFF
Action 2: Complete the fabrication and installation of the Revolutionary War Monument).	Ongoing–1 yr	HC, DCD	CPA
Action 3: Assess the potential for a Town Common at the Joshua Sears Memorial Field.	Ongoing – 4 yrs	TA	TMA, STAFF
Action 4: Promote installation of Public Art on Town-owned properties.	Ongoing	PAC, DCD	STAFF, TRPF, CPA, TMA, GRANTS
Action 5: Complete the Town-wide Archeological Reconnaissance Survey.	1-3 yrs	HC, DCD	CPA
Action 6: Work with the Yarmouth Historical Commission to develop a Historic Museum.	Ongoing	TA	CPA
Action 7: Restore the historic grist mill at the Baxter Grist Mill.	4-7 yrs	DCD, DPW	CPA, TMA
Action 8: Support arts/education programs from non-profit organizations offering educational, historic, and cultural opportunities.	Ongoing	DCD	CPA, TRPF, STAFF
Economy			
Goal: Promote a thriving year-round economy with a variety of quality employment opportunities and businesses while supporting our strong hospitality and tourism sectors. Promote a business-friendly approach to economic development that takes into consideration environmental and infrastructure impacts, and community goals and interests.			

Description	Timeframe	Responsible Partners	Funding
Action 1: Develop and implement a comprehensive plan to identify and address impacts to businesses related to sewer/water construction and MassDOT corridor improvement projects.	1 yr	TA, DPW, COC	STAFF
Action 2: Complete an Economic Development Market Study.	1-2 yrs	DCD, CEDC, PB	TRPF, GRANTS
Action 3: Develop implementation strategies to promote/incentivize mixed-use developments along Route 28.	2-5 yrs	DCD, CEDC, TA, PB	STAFF
Action 4: Continue to assess the reuse of the Mattacheese Middle School property for a variety of uses such as housing, economic development, recreation, schools, and open space and resource protection.	Ongoing-5+ yrs	TA, DCD, AHT, REC, DYRSD, OSC, CC	TMA, GRANTS, CPA
Action 5: Investigate feasibility of development of a large scale indoor/outdoor recreation facility and/or convention center.	1-3 yrs	DCD, CoC, CCCoC, TA	STAFF, CCCoC
Action 6: Expand marketing efforts to enhance community branding, promotion, outreach and advertising, and target specific ages and groups (families, couples, individuals).	1-4 yrs	DCD, CEDC	TRPF
Action 7: Consider additional staff focused on economic development, business growth/retention and incentive programs. Consider engaging a professional advertising agency to develop marketing materials for direct marketing to developers.	1-3 yrs	TA, HR	TMA, OB
Action 8: Investigate funding opportunities/initiatives provided by various programs, such as The Mass Leads Act (economic bond bill), MassDevelopment, and the Economic Development Incentive Program (EDIP), for applicability and implementation in Yarmouth.	1-2 yrs	DCD, TA	STAFF
Action 9: Investigate the creation of a Community Development Corporation to allow for purchasing of blighted, vacant, greyfield or brownfield properties for redevelopment.	2-4 yrs	DCD, AHT, TA	STAFF

Description	Timeframe	Responsible Partners	Funding
Action 10: Expand access to high-speed internet to other areas of town.	1-5 yrs	PRIVATE DEV	STAFF
Action 11: Support the efforts of the Community & Economic Development Committee (CEDC) to coordinate economic development activities, promote the town, attract business investment and expansion, and oversee distribution and allocation of Tourism Revenue Preservation Funds (TRPF).	Ongoing	DCD, CEDC, TA	STAFF
Action 12: Evaluate how Yarmouth can apply the 2024-2029 CCC Comprehensive Economic Development Strategy (CEDS) to expand our economic development strategies.	Ongoing	DCD, CEDC	STAFF
Action 13: Protect and enhance commercial fishing, shellfishing, and aquaculture industries.	Ongoing	DNR, DPW, FoBR	TMA, NRCS, CCCD, CZM, CPA
Action 14: Develop sewer allocation regulations to apportion surplus sewer flows designated for new growth within the 8 Phase CWMP.	1-2 yrs	DPW, TA, DCD	STAFF
Action 15: Work with MassDOT on the Route 28 Corridor Improvement Projects and Route 6A Village Center Improvements to promote enhanced aesthetics to foster private investment.	Ongoing-10+ yrs	DPW, DCD	STAFF
Action 16: Investigate ways to simplify and expedite the Entertainment and Special Event permitting process. Actively market event sponsors for periodic special events for Parkers River Landing (PRL) and other Town properties.	Permitting: 1-2 yrs PRL: Annually	TA	STAFF, TMA
Action 17: Conduct a survey on the amount of temporary seasonal workforce needed in Yarmouth. As needed, consider other zoning modifications to allow for increased opportunities for seasonal employee housing beyond that already allowed at Motels/Hotels.	2-3 yrs	DCD, PB, COC	STAFF
Housing			

Description	Timeframe	Responsible Partners	Funding
Goal: To promote the preservation and production of an adequate supply of safe year-round ownership and rental housing that is attainable for people with different income levels and diverse needs.			
Action 1: Implement the Strategies included with the 2024 Housing Production Plan.	Ongoing	DCD, CHC, AHT	STAFF, TMA, CPA, AHT, CDBG
Action 2: Support the Community Housing Committee and Affordable Housing Trust to reach the 10% goal for Affordable housing with continued funding of the AHT and staffing of a housing specialist.	Ongoing	DCD, CHC	TMA, CPA, AHT, CDBG
Action 3: Complete the Short-Term Rental Study being conducted by the University of Massachusetts Amherst Donahue Institute (UMDI). Consider Zoning and General Bylaw amendments.	Ongoing-2 yrs	DCD, AHT, CHC, PB	STAFF, AHT
Action 4: Continue to assess, create, and execute a vision for the reuse of the Mattacheese Middle School property, and evaluate the potential for housing as one component of redevelopment.	Ongoing-5+ yrs	TA, DCD, AHT, CHC	TMA, GRANTS, CPA, AHT
Action 5: Investigate funding opportunities provided through The Affordable Homes Act (Chapter 150 of the Acts of 2024) and apply for funding for compatible housing projects.	1-2 yrs	DCD, CHC	STAFF, CCC
Action 6: Continue to work with developers to create functional, high-quality housing through early concept design reviews and technical support with local permitting process and programs.	Ongoing	DCD, BD, CHC	STAFF
Action 7: Continue to fund and provide housing counseling to the public including homeownership repairs and rental assistance.	Ongoing	DCD, CHC	STAFF, AHT, TMA, CPA
Action 8: Identify town-owned land, greyfields, and blighted properties with potential for affordable housing development, with a priority for mixed-use (commercial/residential) developments.	1-3 years	DCD, CHC, AHT, CEDC, SB	AHT, STAFF
Town Services			

Description	Timeframe	Responsible Partners	Funding
Goal: To provide effective and efficient government and tax rates that balance services, facilities, and infrastructure needs through prioritization, while meeting the critical needs of the community.			
Government			
Action 1: Implement the Communications Strategy Plan.	Ongoing	IT	STAFF
Action 2: Develop capital and maintenance plans for municipal buildings, infrastructure, and other assets; incorporate into annual budgets.	Ongoing	DPW	STAFF
Action 3: Investigate and implement ways to attract/retain employees in all departments with a variety of incentives.	Ongoing	HR	STAFF, TMA
Action 4: Investigate ways to provide attainable housing for critical positions in municipal government, education, and health care.	1-5 yrs	DCD, TA, AHT	STAFF
Action 5: Evaluate implementation of Residential Tax Exemption and evaluate different tax rates for commercial properties.	1-3 yrs	FinCom, AD	STAFF
Action 6: Evaluate using electronic voting at Town Meetings, and other methods to expedite the meeting and encourage attendance.	1-3 yrs	TC, TA	STAFF
Action 7: Improve accessibility to Town buildings and facilities.	Ongoing	DPW, DC	STAFF, TMA, OB
Public Safety			
Action 1: Implement the Fire Emergency Services Strategic Plan for 2024-2028 and update every four years.	1-4 yrs	FD	STAFF, OB
Action 2: Develop an updated Police Strategic Plan and implement.	1-6 yrs	PD	STAFF, TMA
Action 3: Develop an updated Comprehensive Emergency Management Plan.	1 yr	FD, PD, DPW, TA	STAFF, OB

Description	Timeframe	Responsible Partners	Funding
Action 4: Transition to a Regional Emergency Communications Center (dispatch) for Police and Fire with Barnstable and Sandwich.	1-3 yrs	PD, FD	TMA, OB
Action 5: Retain funding for a full-time clinician working with the Police.	Annually	PD	OB
Action 6: Leverage grant funding for personnel, training, public education, technology, and equipment, supplemented with additional municipal funding for long-term annual expenditures.	Ongoing	PD, FD	GRANTS, OB
Action 7: Conduct Feasibility Studies for Fire Stations 1 & 2 (96 Old Main and 340 Route 6A), including investigating relocation of Fire Station #1 further outside the Hurricane (SLOSH) zones.	FS 1 Study: 1-2 yrs FS2 Study: 4-6 yrs Construction: 3-10+ yrs	FD	TMA
Action 8: Complete the Fire Training Facility (520 Buck Island Road).	1-2 yrs	COUNTY	COUNTY, GRANTS
Action 9: Review EMT services and ambulance receipts to identify ways to decrease non-emergency calls/maximize payment for services.	1-3 yrs	FinCom, FD	STAFF
Action 10: Evaluate cost and funding opportunities to complete the upper level of Fire Station 3 (520 Buck Island Road).	3-6 yrs	FD	TMA
Health			
Action 1: Continue with the disbursement of Human Services Grants and consider increasing the annual allocation in the municipal budget.	Annually	HD	TMA, OB
Action 2: Continue the efforts of the Yarmouth Substance Awareness Committee (YSAC).	Ongoing	YSAC, HD	STAFF, OB
Libraries			
Action 1: Complete the siting, planning, and concept design for new library facilities and build community support for the project.	Ongoing – 1 yr	LBC, TA, LD	STAFF, MPLCP GRANT, TMA

Description	Timeframe	Responsible Partners	Funding
Action 2: Secure supplemental funding in addition to the MPLCP grant for final design and construction of the preferred library facility improvements.	1-3 yrs	LBC, TA, LD	STAFF, MPLCP GRANT, TMA
Action 3: Implement the Strategic Plan for Yarmouth Town Libraries	1-5 yrs	LD	STAFF
Senior & Age Friendly Services			
Action 1: Renovate the Senior Center facilities starting with the Bathroom Renovation project. Implement prioritized improvements from the 2025 Summary Facility Condition Assessment Report.	1-5 yrs	SS, DPW	TMA, GRANTS
Action 2: Collaborate with the food pantries on Cape Cod to provide food for nutritious weekly meals.	Ongoing	SS	STAFF
Action 3: Expand and promote intergenerational programming, services, activities, and transportation at the Senior Center to help combat isolation and loneliness.	Ongoing	SS	STAFF, OB
Action 4: Provide technology classes and programming to ease the technology divide and allow for more connectivity.	Ongoing	SS	STAFF, OB
Action 5: Promote fitness and evaluate an exercise room with equipment at the Senior Center.	1-3 yrs	SS	TMA
Action 6: Continue support for the Age-Friendly Community Team that, focuses on intergenerational opportunities, and brings awareness to ageism.	Ongoing	SS, AFCT	STAFF
Education & Learning			
Action 1: Foster stronger partnerships with our regional school system through improved communication, earlier discussions on annual budgets, and development of a school capital improvement plan.	Ongoing	DYRSD, SchCom, TA, FinCom, SB	STAFF

Description	Timeframe	Responsible Partners	Funding
Action 2: Fund and complete the Marguerite E. Small Elementary School Feasibility Study. Using the recommendations from this study, pursue design, funding, and construction of these school capital improvements.	Feasibility: 1 yr Design: 1-2 yrs Construction: 3-5 yrs	DYRSD, SchCom	MSBA, TMA
Action 3: Work with the DY Regional School System in the implementation of their 2024-2029 Strategic Plan.	Strategic Plan: 1-4yrs Capital: 1-10+ yrs	DYRSD, SchCom	STAFF
Action 4: Conduct periodic review of the Dennis-Yarmouth Regional School Agreement with the Town of Dennis.	As needed	TA, SB, DYRSD, SchCom	STAFF
Action 5: Continue support of the Cape Cod Regional Technical High School (CCT) including The Community School at CCT offering industry-specific training courses to adults.	Ongoing	CCRTHS, SchCom, TA, FinCom	STAFF, TMA
Recreation			
Goal: Provide year-round active recreational opportunities for all ages, and increase public awareness and access to Town-owned land and facilities.			
Action 1: Expand active recreational opportunities with an emphasis on completion of projects or studies currently under development:			
1a. Complete construction of Parkers River Landing, a new community park at 669 Route 28.	Ongoing-1 yr	DCD, DPW	LWCF, PARC, SEAPORT, CPA, TRPF, DCR, TMA
1b. Complete restoration/improvements to the Chase Brook Park (Chase Brook Park, Mill Creek Park, and the former Yankee Village Motel) to create a 5-acre waterfront park.	Ongoing-3 yrs	DCD, DPW	CPA, PARC, SWIG, TMA, CCC Mitigation Funds
1c. Implement the Yarmouth Golf Five-Year Capital Improvement Plan at Town Golf Courses.	Annually	GD	Golf Enterprise

Description	Timeframe	Responsible Partners	Funding
Action 2: Complete the Recreation Capital Assessment and Improvement Plan to identify capital needs for parks, playgrounds, and fields, and develop a list of improvements to be implemented over time. Update Flax Pond, Sandy Pond, and Peter Homer Park Master Plans and implement over time.	Field Study: Complete Master Plans: 2-3 yrs Construction: 3-6+ yrs	REC	TMA, CPA, PARC, LWCF, HCPPF, NRPA
Action 3: As part of the former Mattacheese Middle School re-use analysis, consider recreational opportunities and programming including retaining/expanding fields/courts, use of indoor gym, and possible community center.	Ongoing-5+ yrs	TA, REC	TMA, CPA, GRANTS
Action 4: Investigate creation of additional year-round indoor recreational facilities and programs using public/private partnerships.	1-6+ yrs	TA, REC	STAFF
Action 5: Evaluate the addition of Pickle Ball courts and amenities, locate/design to minimize conflicts with other uses.	3-5 yrs	REC	TMA,CPA, PARC, NRPA
Action 6: Complete a comprehensive inventory and maps of all town ways-to-water, and identify infrastructure improvements. Implement over time.	Study: Ongoing Construction: 2-5+yrs	DNR	TMA, CPA, GRANTS
Action 7: Review and improve handicap accessibility at recreation facilities, including mobi-mats/mobi-chairs, playground equipment, restrooms, parking and site furnishings.	Ongoing	DPW	TMA, CDBG, PARC, MADAG, NRPA
Action 8: Expand programs and activities for all ages including multi-generational activities between Town Departments and the schools; Youth and Adult programs with the schools; and expanded programming in the spring, summer and winter.	Ongoing	REC, SS, LD, DYRSD	STAFF, OB
Action 9: Improve communications, information, and mapping to promote awareness of recreational facilities and programs.	Ongoing	REC, IT	STAFF, OB
Note: rows shaded in grey reflect proposed zoning or regulatory changes.			

Abbreviations for Funding Sources

Abbreviation	Source
ACOE	Army Corp of Engineers
CCCE	Cape Cod Cooperative Extension (Barnstable County)
CCC-MF	Cape Cod Commission – Open Space Mitigation Funds
CCCD	Cape Cod Conservation District
CCRTA	Cape Cod Regional Transit Authority
CIWPT	Cape & Islands Water Protection Trust
CH90	Chapter 90 Program
CZM	Coastal Zone Management Grant
CDBG	Community Development Block Grant
CPA	Community Preservation Act
DIF	District Improvement Financing Program
DER	Division of Ecological Restoration
DWSP	Drinking Water Supply Protection Grant
EC	Energy Committee
HMG	Hazard Mitigation Grant (FEMA)
HCPPF	Historic Commission Preservation Projects Fund
LWCF	Land & Water Conservation Fund Grant
LPG	Landscape Partnership Grant Program (MA Div of Conservation Services)
MassDOT	Massachusetts Department of Transportation
MPLCP	Massachusetts Public Library Construction Program
MSBA	Massachusetts School Building Authority
MassTrails	MassTrails Grant Program
MADAG	Municipal Americans with Disabilities Act Grant
MEM	Municipal Energy Manager
MVP	Municipal Vulnerability Preparedness grant
NOAA	National Oceanic and Atmospheric Administration
NRPA	National Recreation and Park Association
NRCS	Natural Resources Conservation Service
OB	Operating Budget
PARC	Parkland Acquisitions and Renovations for Communities grant
PFBCG	PeopleForBikes Community Grants
REI ORG	REI Outdoor Recreation Grants (REI Cooperative Action Fund)
SEAPORT	Seaport Economic Council Programs and Grants
STR	Short-Term Rental Tax
SWIG	SNEP Watershed Implementation Grant
SNEP	Southeast New England Program
SRF	State Revolving Fund Loan Program
STIP	State Transportation Improvement Program
TIP	Transportation Improvement Program
TRPF	Tourism Revenue Preservation Fund
TMA	Town Meeting Appropriation TMA
UPWP	Unified Planning Work Program (Cape Cod Commission)
WIIF	Water Infrastructure & Investment Fund

Abbreviations for Responsible Partners

Abbreviation	Source
AHT	Affordable Housing Trust
AFCT	Age-Friendly Community Team
AD	Assessing Department
COUNTY	Barnstable County
SB	Select Board
BD	Building Department
CCRTHS	Cape Cod Regional Technical High School
CCC	Cape Cod Commission
CCH	Cape Cod Hospital
CCCoC	Chamber of Commerce – Cape Cod
CoC	Chamber of Commerce – Cape Cod
CEDC	Community and Economic Development Committee
CHC	Community Housing Committee
CC	Conservation Commission
DYRSD	Dennis Yarmouth Regional School District
DCD	Department of Community Development
DPW	Department of Public Works
DC	Disability Commission
DNR	Division of Natural Resources
FinCom	Finance Committee
FD	Fire Department
FoBR	Friends of Bass River
GD	Friends of Bass River
HD	Health Department
HC	Historic Commission
HR	Human Resources
IT	Information Technology Division
LD	Library Department
LBC	Library Building Committee
MassDOT	Massachusetts Department of Transportation
OSC	Massachusetts Department of Transportation
PB	Planning Board
PRBC	Plastic Reduction Bylaw Committee
PD	Police Department
SchCom	School Committee
SS	Senior Services
REC	Recreation Division/Recreation Commission
RSWAC	Recycling and Solid Waste Advisory Committee
TA	Town Administration
TC	Town Clerk
Library	Town Libraries
WRAC	Water Resource Advisory Committee
YSAC	Yarmouth Substance Awareness Committee

Notes:

1. DPW includes: Water, Wastewater/Septage, Engineering, Facilities, Parks, Cemetery, Highway, and Waste Management
2. DCD includes: Planning, Conservation, Housing and Historic

Glossary of Terms

This glossary of terms is intended to assist readers with certain terms used in the Local Comprehensive Plan. It is not a complete list of all terms included in the LCP. In many cases, the terms and/or additional context and information can be found in the original source document listed in the LCP.

A

Architectural Access Board / Americans with Disabilities Act (AAB/ADA) - Accessibility standards.
Accessory Dwelling Unit (ADU) - Secondary housing unit allowed under Yarmouth's zoning.
American Community Survey (ACS) - U.S. Census Bureau demographic dataset.
Age-Friendly Community Team (AFCT) - Yarmouth's group for elder-friendly initiatives.

B

Bass River - Major estuary forming the town's boundary with Dennis; dredging and water quality focus.
Best Management Practices (BMP) - Structural, vegetative, or managerial practices used to treat, prevent, or reduce water pollution.
Betterment - A special tax or fee assessed to property owners to fund public improvements that directly benefit their property.
Buildout - Planning projection of maximum possible development under current zoning.

C

Chapter 40B – A state law that encourages the development of affordable housing by allowing developers to bypass some local zoning regulations if a community doesn't meet its affordable housing goals of at least 10% of the housing stock. At least 20-25% of the units in a 40B project must be affordable.
Chapter 40R - Smart Growth Zoning District under Massachusetts law encouraging higher-density housing.
Cluster Development - Development pattern allowing smaller lots to preserve open space.
Coastal Resilience Zone - Area designated to improve resilience to flooding, storms, and sea-level rise.
Community Development Corporation (CDC) - A non-profit or quasi-municipal body established to oversee the revitalization of deteriorated properties by facilitating new development to achieve public purposes like job creation and improved housing.
Community Rating System (CRS) - FEMA program that provides flood insurance discounts to communities implementing floodplain management practices.
Comprehensive Wastewater Management Plan (CWMP) - Yarmouth's long-term wastewater management plan.
Contaminants Of Emerging Concern - Chemical or biological substances, such as pharmaceuticals or personal care products, that are not commonly monitored but may pose risks to human health or the environment.

D

E

Effluent - Treated water
Erosion, Accretion, And Shoaling - Natural coastal processes: erosion is land loss, accretion is land gain, shoaling is sediment build-up in waterways.

F

FEMA Special Flood Hazard Areas (SFHA) - Designated areas at high risk of flooding, where flood insurance is required.

G

Grayfields - Grayfields are underutilized or obsolete commercial sites.

Green Infrastructure - Infrastructure that uses natural processes to manage water, improve air quality, and enhance resilience.
Greenhouse Gas Emissions - Gases released into the atmosphere that trap heat and contribute to climate change (e.g., CO_2, CH_4).
Growth Policy - Yarmouth's managed growth framework balancing economy, housing, resources.

H
Housing Production Plan (HPP) - Local plan to expand affordable housing which is approved by the state

I
Implementation Matrix - LCP tool assigning responsibilities, partners, and funding sources.
Invasive Species - Non-native plants or animals that spread rapidly and can harm native ecosystems.

L
Lewis Bay - Coastal resource area, subject of water quality and dredging focus.
Local Comprehensive Plan (LCP) - Long-range planning document guiding town policy.

M
Massachusetts General Law (MGL) - Legal framework for statutes like 40B, 40R, Ch. 90.
Mixed-Use Developments - Developments that combine residential, commercial, cultural, or institutional uses in one space.

N

O
Open Space - Land used for recreation, conservation or resource protection
Overlay District - Zoning district layered over base zoning to regulate special areas.

P
Parker's River - An estuary with shoreline located entirely within the Town of Yarmouth. Parkers River estuary extends inland approximately 2 miles to Swan Pond.
Passive Recreation - Low-impact activities such as walking, birdwatching, or picnicking that do not significantly alter the environment.
Per- And Polyfluoroalkyl Substances (PFAS) - A group of human-made chemicals that do not readily break down in the environment and are contaminants of concern in groundwater and drinking water due to their potential health and environmental impacts.
Planned Unit Development (PUD) - Flexible zoning mechanism that allows mixed-use or innovative site planning.
Prescribed Burn - Controlled application of fire to reduce hazardous fuels or restore ecosystems.

R
Residential Tax Exemption - Local option in Massachusetts that shifts more tax burden to non-resident property owners.
Road Safety Audit (RSA) - Formal safety performance examination of a roadway by an independent team.
Route 6A (6A) - Historic scenic highway running through Yarmouth, central to transportation and community character.

S
Salt Marsh Migration - Landward movement of salt marshes due to sea-level rise.

Sea, Lake, And Overland Surges From Hurricanes (SLOSH) - Coastal areas vulnerable to storm surge and flooding impacts.
Select Board (SB) - Yarmouth's elected executive body.
Short-Term Rental (STR) - Lodging type regulated under zoning and state law.
Smart Growth - Planning approach emphasizing compact, mixed-use, walkable development.
State Revolving Fund (SRF) - Loan program for water and sewer infrastructure.
Statewide Transportation Improvement Plan (STIP) - Statewide and regional transportation improvement program prioritizing projects for funding.
Subsidized Housing Inventory (SHI) - State list of affordable housing units.

T
Town Meeting - Yarmouth's legislative body; votes on budgets, bylaws, and projects.
Transfer Of Development Rights (TDR) - Tool allowing landowners to sell development rights in one area while transferring density to another area.
Transportation Improvement Program (TIP) - Federally funded regional roadway project list.

U
U.S. Army Corps of Engineers (USACOE) - Federal partner in dredging, shoreline, and waterway projects.

V
Vernal Pool - Seasonal wetland providing breeding habitat for amphibians and invertebrates.

W
Wastewater Management - Collection and treatment of wastewater.
Watershed - Land area draining to a water body; management affects nitrogen loading.

Z
Zone 2 - Massachusetts Department of Environmental Protection (MassDEP) designation for the primary recharge area of a public water supply well.
Zoning Bylaw - A land use law that helps define what the residents want Yarmouth to look like by identifying where specific uses are allowed throughout the Town and regulating how development is laid out on a parcel.

APPENDICES

Appendix A – Stakeholder Interview Summaries
Appendix B – October 10, 2024 Open House Summary
Appendix C – January 29, 2025 Community Meeting Summary
Appendix D – 30 Day Public Comment Summary (8/1/25-9/1/25)
Appendix E – Public Hearing Comment Summary (10/1/25)