

Local Comprehensive Planning FAQs

What is a Local Comprehensive Plan?

A Local Comprehensive Plan (LCP) is a statement, through text, maps, illustrations, or other forms of communication, that is designed to provide a basis for decision making regarding the long-term development of the town. The LCP establishes goals and policies of the town for future growth and development.

Why is it important to prepare and update the LCP?

A town defines its vision for future growth and change through the LCP. This may come in the form of protecting resources, planning for future development, and ensuring that the town can provide the resources and services necessary to provide a high quality of life for residents. The LCP essentially acts as a roadmap for the community's future, paving the way through goals, policies, and actions to get to the intended outcomes.

How does and LCP get prepared and updated?

There is no one way to prepare and update an LCP. It is up to the town to decide how best to do that and meet their own individual needs. In the case of Mashpee, the town hired a consultant (Weston & Sampson) to assist them with a complete update of the LCP. The town's current LCP was adopted in 1998 and is in need of a full rewrite to bring the data and existing conditions current, and to update the town's vision for the future. This is a major undertaking and in order to complete it in a timely manner many communities will hire professional assistance to do so. Weston & Sampson's role in this process is to collect and analyze data to update the existing conditions and to facilitate a robust and thorough public engagement process. The information collected through those two exercises will be synthesized and goals, policies, and actions will be formed that will provide the framework for decision making for the town moving forward.

What topic areas does the LCP cover?

Massachusetts General Law Title VII, Chapter 41, Section 81 D requires that an LCP include certain information, although how that information is organized or presented is not prescribed. Section 81 D requires the following:

- A goals and policies statement
- A land use element
- A housing element
- A natural and cultural resources element
- An open space and recreation element
- A services and facilities element
- A circulation element

- An implementation program

Mashpee is also subject to the requirements of the Cape Cod Commission (CCC). The CCC is the regional land use planning, economic development, and regulatory agency created to serve the citizen and 15 towns of Barnstable County. Similar to Massachusetts General Law, the CCC has certain topic areas that must be covered in an LCP:

- A vision statement
- Existing conditions
- Goals
- A capital facilities plan
- A housing plan
- A targeted action plan

Some of these requirements overlap with those outlined in the General Law, but are targeted towards being consistent with the CCC's Regional Policy Plan.

How can I get involved?

A successful LCP is grounded in public participation. Public input is an integral part of drafting an LCP that truly captures the vision and goals of the community. Public participation does not stop with the drafting and adopting of the LCP. Once that part is complete, action items identified as part of the implementation program must be initiated and completed in order to ensure that the community grows and develops in a manner consistent with the LCP.

Initially, public participation in the LCP drafting process will be through this online portal, as well as through participation in a schedule of public events (please see the event page for regular updates). Your input is invaluable to the process and we encourage you attend any and all events you can, as each one will have a slightly different approach and outcome. In the instance you are not able to attend the public events, you can use this portal to record your thoughts and concerns in a variety of ways. There will be online surveys, a map it tool where you can put a pin on a map and discuss the location, as well as the opportunity to provide general input and feedback on the process as well as draft documents as they become available.

Once the LCP is adopted by the town, it is the responsibility of decision makers to use the LCP to guide their policy. It is the responsibility of the citizens of Mashpee to hold them accountable in that sense and to participate in the decision making process by doing so.

Where can I find more information on comprehensive plans, the CCC, Mashpee, and other related issues?

We have provided a list of resources you may find useful below. You can also use this online portal to contact us and ask questions.

Massachusetts General Law

[General Law - Part I, Title VII, Chapter 41, Section 81D \(malegislature.gov\)](#)

Local Comprehensive Plan Guidance (CCC)

[https://www.capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/regulatory/LCP Guidance Document.pdf](https://www.capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/regulatory/LCP_Guidance_Document.pdf)

Local Comprehensive Plan Regulations (CCC)

[Microsoft Word - LCP regs cover.doc \(capecodcommission.org\)](#)

The Cape Cod Commission (website)

[Home | Cape Cod Commission](#)

Regional Policy Plan (CCC)

[2018 Cape Cod Regional Policy Plan \(capecodcommission.org\)](#)

Town of Mashpee (website)

[Town of Mashpee MA |](#)