

Hyannis Village



Introduction

Recognizing that the Village of Hyannis is a downtown area for the Town of Barnstable but also has many multi cultural and diverse neighborhoods, we have set our goals, policies and strategies to serve the needs of both segments of Hyannis but foremost among our goals is to maintain the Village character of Hyannis.

The Hyannis Civic Association has recommended several goals, policies and strategies that are designed to preserve and protect the neighborhood and village character as well as further the reinvestment opportunities in downtown business areas of Hyannis. Through the coordination efforts of the Local Planning Committee a unified set of principles for guiding growth in the Village of Hyannis has been developed:

- To preserve, maintain and improve residential neighborhoods and village character.
- To protect natural resources.
- To improve distribution of recreational, conservation and

- open spaces.
- To provide, encourage and support year round economic opportunities.
- To designate development/redevelopment activity of a commercial non-residential nature in specific nodes, using defined boundaries and recognizing the unique characteristics of each.

Section 1 Land Use

The defined activity centers in Hyannis shall be:

1. Route 132 corridor
2. Industrial Area
3. Airport/ Regional Transportation Center
4. Medical Center (Hospital)
5. Main Street
6. Harbor area
7. West Main Street/Route 28 corridors/Barnstable Road

It needs to be noted that the areas of Hyannis village not designated as activity centers should be considered as residential areas. The protection of these areas and the recognition of their boundaries are essential to maintaining village character. In order to assist in this process, residents of Hyannis should be amply represented on any decision making bodies that deal with Hyannis.

Goal 1 Revitalize the commercial areas of Hyannis, consistent with the need for economic development and reinvestment.

Policy 1.1 Encourage commercial development based on the projection of future populations, available resources, capital, the creation a level employment opportunities, available/ planned infrastructure, and phase this commercial development based on a stable market demand in the designated activity centers.

Action 1.1.1 Keep Commercial development in the growth areas as defined in the Land Use section of the plan.

Action 1.1.2 Maintain the Main Street area as both the town center and a village business center. Preserve the atmosphere, charm and the historic character of this area as a "microcosm of Cape Cod" by encouraging locally owned

business.

Action 1.1.3 Maintain the Route 132 area as a regional commercial center, require design compatible with the town's architectural design guidelines, create a "parkway / boulevard" roadway design, enhance landscaping improve signage and provide pedestrian and bicycle access.

Action 1.1.4 Maintain the industrial area as a regional job center, preserving the environmental assets and enhancing the infrastructure to support business activity that will provide year round economic opportunity. Limit retail to accessory use and limit residential uses.

Action 1.1.5 Maintain the regional role of the Barnstable Municipal Airport, linking it with the multi-modal transportation center and harbor. Create an overall future land use and access plan for the airport, preserving parking amenities and improving the landscape and building design consistent with the town's architectural guidelines. Restrict the size of the planes landing at the airport and the hours of use.

Action 1.1.6 Maintain and support the Cape Cod Hospital as a community and regional asset. Create improved transportation linkages to the medical services offered in this activity center by implementation of the Regional Transportation Center.

Action 1.1.7 Maintain and improve commercial ferry and fishing activity, as well as recreational boating activity in the Hyannis Harbor area. Create additional water-dependent and water related commercial opportunities. Enhance pedestrian access to and around the harbor. Plan for development of a maritime museum or other marine related cultural/commercial development with visual access to the water.

Action 1.1.8 Support predominantly multi-family residential activity along West Main Street. Cluster commercial activity at the nodes created by intersecting collector streets in compliance with the town's architectural design guidelines. Maintain, but do not expand existing nonconforming uses. Rezone the area to encourage conversion to residential

multifamily use.

Action 1.1.9 Identify and eliminate blighted, derelict and dangerous structures and properties. Create incentives for private sector participation in this activity in the Central Business District (CBD). Redevelop under utilized and abandoned properties.

Action 1.1.10 Encourage the Town Council to have a standing committee to make an annual recommendation on the reclassification of the tax rate.

Action 1.1.11 No expansion of current eminent domain regulations

Goal 2 Provide a set of development and redevelopment incentives to land owners within the designated activity centers, consistent with the Goals and Policies of the Local Comprehensive Plan.

Policy 2.1 Develop a priority allocation system for existing and future Infrastructure capacity. Provide adequate capacity of water, sanitary sewer and storm water infrastructure for designated activity centers. . Ensure adequate and appropriate wastewater facilities are available for remediation of environmentally impacted areas.

Policy 2.2 Designate the industrial park as the recipient area for TDR's due to its close proximity to Routes 6 and 132.

Policy 2.3 Encourage redevelopment within the designated activity centers, supported with all appropriate infrastructure and consistent with design guidelines.

Policy 2.4 Develop mechanisms for compensation to the Village of Hyannis and its associated Fire District for hosting regional facilities in the regional growth/activity centers by the Federal, State, County and/or Regional agencies (such as SSA, RTA, airport, and downtown government offices)

Policy 2.6 Encourage the use of the Performance Arts Center at the High School or explore the feasibility of locating a Performing Arts Center, Multipurpose Cultural Center or other specific project that would benefit the town in the Hyannis area which would create a year-round facility, additional cultural opportunities and an expanded job base.

Goal 3 Structure the development review process to assist all development and redevelopment to be consistent with the Goals and Policies of the Local Comprehensive Plan (LCP) and the Town Design Manual.

Policy 3.1 Provide design guidelines, land development regulations and incentives that would support a harmonious relationship with the existing historic and community character of the area and businesses.

Policy 3.2 Any residential development which proposes to divide land in common ownership into ten (10) or more residential dwelling units or lots, including condominium units, congregate care units and other multiple occupancy units, shall be required to enter into a development agreement with the Town and/or the Cape Cod Commission to provide for mitigation of off-site impacts.

Action 3.1.1 Include in the design guidelines, the limitation of building height to three stories.

Goal 4 Provide for land use relationships based on pedestrians and multi-modal transportation as a primary means of access within the village, town and regional center.

Policy 4.1 Ensure the integrity of residentially zoned areas by the prohibition of use variances and limitations on the expansion of non-conforming uses. Keep the existing residential/non-residential zoning district boundaries and include buffer zones where they meet.

Policy 4.2 Develop a Hyannis Village Parking Plan for both public and private parking facilities. Explore innovative funding mechanisms to implement the plan with a minimum reliance on the Town's General Fund.

Action 4.2.1 Coordinate public/private provisions of parking lots and/or garages to serve nodes of activity based on reasonable walking distances.

Action 4.2.2 Allow all existing business within downtown Hyannis that do not increase trip generation rates (based on the ITE Trip Generation Manual) to change use and/or occupancy within the existing enclosed space without requiring additional parking.

Action 4.2.3 Decrease the on-site parking requirements in

the Main Street area for both new and existing retail and office uses that are located within 500 feet of a municipal public parking lot. Require a linkage fee or other mechanism to offset the cost of providing public parking.

Action 4.2.4 Establish an overlay zoning district which may support public parking facilities, publicly or privately owned, as a principal use. Incorporate these facilities into the Hyannis Village Parking Plan.

Action 4.2.5 Any plan for large scale parking including making existing parking multilevel should be done north of Main St.

Action 4.2.6 Employees of government and businesses that work in the downtown area that work at least a 6 hour shift should be provided a more distant intermediate parking area that would free up downtown for more short term parking.

Policy 4.3 Link the Main Street area with the Harbor through the completion of the "Walkway to the Sea" and provide open space, parks and recreational areas of various sizes to enhance pedestrian access.

Policy 4.4 Provide a signage system to direct automobiles to satellite parking areas and the designated activity centers. Provide a pedestrian scale signage system within each node and activity center.

Policy 4.5 Establish and strictly enforce buffer zones between commercial and residential districts. Maintain these buffer zones as transition zones between residential and non-residential districts and/or uses.

Action 4.5.1 Maintain existing neighborhood boundaries and restrict retail and other commercial uses to the Main Street and Route 132 corridor.

Action 4.5.2 Provide for a limited amount of multi family residential uses between the boundaries of designated commercial and residential areas to buffer more intense uses from less intense uses. Incorporate pedestrian linkage, open space and mini parks as an integral design requirement.

Policy 4.6 Maintain existing residential district boundaries and

restrict nonresidential uses from encroaching into the residential neighborhoods.

Action 4.6.1 Remove the "use variance" from the residential districts. Allow only the uses which are consistent and compatible with residential uses, including home occupations.

Action 4.7.2 Remove the ability to expand non-conforming uses, but provide for the ability to change a non-conforming use to a more compatible use with the district in which it is located. Coordinate this action with a review of the existing zoning pattern and the provisions of this LCP.

Action 4.7.3 Direct through traffic around neighborhood areas, not through established residential areas

Action 4.7.4 Provide for open space and recreational opportunities within each residential neighborhood and provide pedestrian/bicycle linkage to town-wide recreational and commercial facilities.

Action 4.7.6 Give a higher priority to enforcing zoning rules and regulations.

Goal 5 Encourage an industrial area suitable for light manufacturing, high technology research, office uses and environmentally compatible industries that provide a diversified array of year round employment opportunities.

Policy 5.1 Provide adequate water and waste water infrastructure as set forth in the Capital Facilities and Infrastructure element of the Local Comprehensive Plan to protect the environment and sources of public water supply and to encourage planned economic development.

Policy 5.2 Coordinate public/private efforts to provide a transportation system that responds to existing deficiencies and the future needs of economic development activities within designated industrial activity center.

Policy 5.3 Continue to require new development and/or redevelopment activity to participate in the provision of transportation infrastructure through mechanisms that specify both structural and non-structural impact mitigation as a condition of development

approval.

Action 5.3.1 Continue to encourage transportation mitigation consistent with the Regional Policy Plan, that provides alternatives to automobile and which reduce peak hour traffic demands such as shuttle bus services, staggered working hours, or other appropriate transportation demand management (TDM) techniques.

Action 5.3.2 Development agreements between the town and developers should not reflect the use of public lands for parking lots, open space or other private development requirements, unless provided for under Policy 4.2, and there is substantial benefit to the public without incurring additional cost or liability.

Harbor

Goal 6 Encourage and assist both water dependent and water related land uses within the Hyannis Inner Harbor area that provide for marine dependent uses and facilities at the waters edge, and a diverse mix of cultural, recreational and water related commercial activities on the surrounding uplands, linked by a pedestrian oriented environment.

Policy 6.1 Develop a Hyannis Village / Inner Harbor Plan and implement a public/private partnership to provide public open space and access to the water's edge that facilitates both physical and visual access to water oriented activities. This plan shall be submitted to the Town Council for adoption.

Action 6.1.1 The Town Council should appoint a steering committee for the Hyannis Inner Harbor Plan comprised of a representative majority of Hyannis Village residents and members of the business community, and the town's standing committees. Planning staff will provide support for this Committee.

Action 6.1.2 The Inner Harbor Plan shall be consistent with the Local Comprehensive Plan and, provide a prioritized Capital Improvement Program including the identification of public/private funding sources, such as CDBG funds or grants. Maximize the use of non-general fund sources.

Action 6.1.3 Provide regulatory and economic incentives to private waterfront property owners for water dependent uses consistent with the Inner Harbor Plan, including commercial and recreational access to the water's edge and linkage to other public and private access points in order to create a harbor front boardwalk and waterfront access system from the Maritime Museum south to the west end of Channel Point Rd..

Policy 6.2 Strive for a reduction in the island freight. As an example, encourage the Steamship Authority to find alternative ports for island freight that does not originate on the Cape

Policy 6.3 Encourage and support the needs of the commercial fishing industry for waterfront access and dockage space. Encourage upland area for support facilities and activities.

Policy 6.4 Establish a state and local partnership under the auspices of the Chapter 91 Regulations, to benefit the public by creating water dependent uses such as recreational boating, commercial fishing, pedestrian and waterfront walkways, public boat landings, public parks, boat ramps, and public sailing programs.

Policy 6.5 Provide for water dependent/water related development along the Hyannis inner harbor area

Policy 6.6 Integrate the needs of the island ferry services with the above policies, coordinate the provisions of public access and encourage a high quality of architecture and landscape design representative of the Cape Cod waterfront.

Action 6.6.1 Support the application of historic design guidelines administered through the Hyannis Main Street Waterfront Historic District while maintaining historical significance.

Action 6.6.2 Support the Town Council adoption of general design guidelines administered through the Barnstable Site plan Review Committee.

Policy 6.7 Incorporate the need for access to the harbor, the regional transportation center/airport and other commercial/ industrial nodes within the Barnstable / Yarmouth Transportation Study. Ensure that both physical linkage and signage provide for the harbor area as a destination point.

Policy 6.8 Develop mechanisms to shoaling of the Inner Harbor, Lewis Bay and the channel.

Community Character

Goal 7 Promote and improve the beautification of Hyannis public spaces focusing on entrance ways to the Hyannis downtown and waterfront areas

Policy 7.1 Develop neighborhood groups to promote the beautification of that neighborhood

Section 2 Natural Resources

Goal 8 Since groundwater is the sole source of potable water for the village of Hyannis; it is of critical major importance to maintain the quality and quantity within the specific standards of the Safe Drinking Water Act for planned future uses.

Policy 8.1 To further protect our groundwater resources, implement performance standards and monitoring for business activities which use hazardous materials and establish criteria for the enforcement of these standards.

Policy 8.3 Ensure that in case of degradation of water supplies, an adequate inter-connection between water purveyors is immediately available (Emergency Response Plan).

Policy 8.4 Continue to redesign storm-water drains to prevent road run-off from entering estuaries, embayments and other coastal areas, most notably in the Lewis Bay area.

Policy 8.5 Continue to install and maintain working sanitary waste pump-out stations and public restrooms at all boating facilities, public and/or private.

Policy 8.6 Provide a water supply system that does not require treatment facilities.

Goal 9 Support applicable Goals and Policies of the Town of Barnstable Open Space Plan by continuing the analysis of recreational needs for the Village and developing plans and funding sources to fulfill those needs.

Policy 9.1 Expand waterfront access, particularly at existing public access points and recreation facilities, taking care to avoid

residential areas.

Policy 9.3 Expand water based recreational opportunities by increasing boat launching related parking at Town boat ramps and Town Ways to Water, taking care to avoid residential areas.

Policy 9.4 Provide adequate funding to operate, maintain, and repair existing recreational facilities.

Policy 9.5 Provide full handicap access to all public facilities and incorporate these requirements in private development/redevelopment activities.

Action 9.5.1 Open space and recreation facilities shall be made accessible to handicapped persons and program opportunities shall be made available to the special needs population.

Policy 9.6 Establish small pocket parks and/or gardens in the various village neighborhoods for the benefit of residents living there.

Policy 9.7 Expand the "Walkway to the Sea" to Kalmus Beach and create a seaside garden at the corner of Ocean and South (Aselton Park)

Policy 9.8 The Town shall plan and vigorously explore funding for the planting of trees or natural canopy vegetation as appropriate, when improvements are made to public roads. Public roads which link public open space, schools, ways to water, and recreation sites shall provide bicycle, walking, and jogging trails between facilities.

Policy 9.9 Encourage the multiple uses of town facilities based on time and/or season of use and appropriate scheduling. (I.e. High School Performing Arts Center)

Policy 9.10 Create Open Space and Recreation Plan Implementation Committees to realize the goals set in this plan.

Action 9.10.1 Purchase additional open space and recreation lands in the Hyannis area for residents and the general public.

Action 9.10.2 Create resource inventory of available open space and recreational facilities.

Section 3 Economic Development

Goal 10 Encourage the development of locally owned businesses in preference to national chains

Action 10.1 Implement findings of Tischler Report (2003)

Section 4 Capital Facilities and Infrastructure

Goal 11 Improve the existing transportation system deficiencies, including circulation, parking and access in and around Hyannis so that the area downtown can function as a viable commercial center with livable neighborhoods and as a tourist destination center. Provide for expanded transportation needs with emphasis on low capital solutions, reducing reliance on automobiles, and allow land uses consistent with transit or paratransit (van pools, carpools).

Policy 11.1 Develop a comprehensive parking plan to address short term (less than 6 hours parking), Intermediate (6 to 24 hour parking), and long term (overnight parking) needs for all the activity centers in Hyannis Village.

Action 11.1.1 The Town Council should appoint a steering committee for the parking plan comprised of Hyannis Village residents, along with those that have parking expertise from other villages, and representatives of the activity centers. Planning staff will support this Parking Plan Committee. Strategy 5.0.2 Enforcement of all parking regulations in regards quantity of cars parked, duration of parking and possible illegal lots

Policy 11.2 All land used as parking lots should be assessed as commercial property and not undeveloped land. If not assessed as a commercial property, then an annual fee per approved space should be applied.

Policy 11.3 Expand Route 132 into a divided four lane roadway, with two way left turn median lanes, from Route 6 to Yarmouth Road. Integrate a synchronized signal system which would providing improved traffic flows and controlled turning points using federal, state, county or other funding sources, consistent with recommendations and conclusions of the Barnstable-Yarmouth Traffic Study.

Action 11.3.1 Coordinate the provision of marginal access roads or other secondary vehicular linkages between nodes. Provide secondary pedestrian and bicycle linkages within each node.

Action 11.3.2 Require all new parking areas to be located at the side or rear of the building served, or to be visually screened from Route 132 by parallel landscaped areas fifty feet (minimum) in depth and appropriately planted to screen the view of the parking areas and cars.

Action 11.3.3 Encourage a cluster development style of site design of commercial structures by planning groups of buildings in-lieu-of single massive structures and by providing cross access between sites for both vehicles and pedestrians.

Action 11.3.4 Create a Private Sector Commercial Route 132 Improvement District to provide funds to plan, design, finance, build and maintain the Route 132 components of the Hyannis Village Vision Plan that are not funded, contributed to or otherwise provided by the public sector.

Policy 11.4 Expand Yarmouth Road/Willow Street to provide improved emergency access to the Cape Cod Hospital, the Inter-modal Transportation Center, downtown Hyannis, and the inner harbor area. Explore the creation of a High Occupancy Vehicle (HOV) lane within the railroad corridor and satellite parking facilities, using Federal, State, County and private funds.

Policy 11.5 Implement a Transportation Management System to maintain arterial roadways as corridors, providing for the planned future volume and vehicle movement and limit the number of access points/ curb cuts to the many land uses located along such roadways.

Action 11.5.1 Link the nodes of activity by shuttle bus during the peak season to provide an alternate to the automobile. Integrate the shuttle bus system with the Inter-modal Transportation Center. Coordinate the development of this system through the Regional Transit Authority (RTA), multi-modal carriers and private sector users.

Action 11.5.2 Improve directional signage to better direct traffic flows to destination points including; historic areas, the industrial district, business districts, beaches, public and remote/satellite parking and the ferries. Provide a pedestrian scale signage system.

Policy 11.6 Extend Independence Drive to Willow Street on the east and provide for a four lane esplanade with limited turning movements.

Policy 11.7 Extend a public access road from Route 28 through the airport to Independence Park and connect to a new access point on Route 6 (Exit 6.5) and ensure that the land is not zoned retail.

Policy 11.8 Provide for needed public and private parking in the inner harbor area through the identification and implementation of no parking, short term and commercial parking, and long term commuter and multi-modal satellite parking areas.

Action 11.8.1 Define and locate no-parking areas based on the need for public and private access to the water identified in the Inner Harbor Plan. Exclude all vehicular parking within 15 feet of the water's edge.

Action 11.8.2 Limit vehicular parking to the minimum amount required by zoning between 15 feet from the water's edge and the first public street parallel to the water (Lewis Bay Road/Willow Street, South Street and Ocean Street). This limit should be further reduced if a public or commercial short term parking facility is provided within 500 feet of the site or a public or private multi-modal linkage (shuttle bus or equivalent) is provided.

Action 11.8.3 Limit long term parking (over 24 hours) to locations North of Route 28 and sites served by HOV linkage to the Regional Transportation Center. The provision of long-term parking facilities should be encouraged through intergovernmental agreement and public/private partnerships. Key locations include the Airport, Regional Transportation Center and at Exits 6, 6 1/2 and/or 7 (Town of Yarmouth) off the Mid Cape Highway, Route 6.

Goal 12 Provide adequate capital facilities to address the present and future needs of the village of Hyannis, which shall include but not be limited to water supply facilities, wastewater facilities, solid and hazardous waste facilities, health care facilities, educational facilities, public safety facilities (police & fire), government facilities, recreational facilities, transportation facilities and the maintenance

and management thereof.

Policy 12.1 Maintain and improve the existing town owned capital facilities to ensure long-term viability.

Policy 12.2 Establish a priority system in which existing residential and nonresidential properties are placed on the Barnstable Municipal Sewer System where environmentally necessary.

Action 12.2.1 Any funds included in the sewer treatment plant surplus that were contributed for the maintenance of existing sewer infrastructure in the village of Hyannis by the users should not be used for other purposes.

Policy 12.3 Establish amenities throughout the village which will serve residents and visitors alike. Provide pedestrian walkways, bike paths, open space and recreation areas, park benches and restroom facilities.

Action 12.3.1 Develop "mini-parks" within the commercial areas and residential neighborhoods

Action 12.3.2 Integrate the concepts of "Heritage Tourism"

Policy 12.4 Regional facilities should provide the Town of Barnstable with growth management plans based on their projected capacities with regard to traffic

Policy 12.4 Acquire the Barnstable Water Company and ensure that the land either owned or previously owned by the Water Company is acquired as well - generation, parking requirements, increased population/employees, and future facilities growth. The plans will be used to determine the need and responsibility for infrastructure improvements.

Goal 13 Integrate the facilities and operations of the Barnstable Municipal Airport with all other multi-modal facilities and operations and develop a compatible land use plan that responds to both economic and environmental issues.

Policy 13.1 Provide a direct physical link for passengers between the Regional Transportation Center and all other multi-modal carriers, with minimum inconvenience to the passengers.

Policy 13.2 Provide a direct access road from Exit 6, Route 6 to the Airport via a connection from Route 132 to Old Route 132 to Attucks Way. Plan for future direct access via a new exit 6 off Route 6 to this

link.

Policy 13.3 Develop a hazardous materials management plan and an emergency response plan to address the use, storage and disposal of all hazardous materials throughout the town especially in relationship to the airport, the harbor and the hospital. This plan is to be coordinated through the Town of Barnstable Health Department and the Hyannis Fire Department.

Policy 13.4 Identify and implement noise buffer zones which incorporate the FAA model zoning ordinance as a guide to implementation

RECOMMENDED CAPITAL FACILITY PRIORITIES HYANNIS VISION PLAN – 2005

In the pursuit of a revitalized Hyannis consistent with the goals and policies stated above, the completion of the following critical projects should be attained within three to five years by the public and/or private sector in order to improve the quality of life for all concerned:

- Complete traffic study and initiate priority implementation of its recommendations;
- Complete the Wastewater Facilities Plan and initiate service to priority future sewer areas;
- Continue to improve the seasonal shuttle bus system;
- Promote the High School and its Performing Arts Center for benefit of the town. Discussions between the town and school committee should occur to maximize the town access to the school buildings.
- Enhance Aselton Park with the creation of a seaside garden;
- Maintain town control of the fields associated with the Grade 5 School so that they are eligible for grants and also available for the Cape Cod Baseball League and town teams and functions.

The following projects are deemed critical to be completed as soon as possible:

- Initiate improvements to major roadways (sections of Routes 132 and 28);
- Initiate construction of Exit 6 1/2;
- Expand the Hyannis Shuttle Service and link to a year-round

town wide bus system;

- Acquire the Barnstable Water Company and its associated land which should not be developed beyond the needs of delivering water

And on the longer horizon, the following projects as feasible:

- Redevelopment of the National Guard building and adjoining "Aylmer Park" on Old Colony Boulevard
- Encourage the burial of all overhead utility wires and as a finding mechanism consider assessing a tax on all utility bills

Section 5 Community Housing

Goal 14 Provide fair, decent, safe and affordable housing which meets the present and future needs of all Hyannis residents of all income levels consistent with the town's architectural design guidelines. Each of the villages of Barnstable should supply affordable housing equal to 10% of their housing stock and no village should be required to exceed 10% until all villages have met the 10% goal.

Policy 14.1 Distribute the social and human service programs and multi-unit residential programs in zoning districts throughout the Town and Cape, when possible

Policy 14.2 Establish housing opportunities for the homeless throughout the Town which will not highlight their problems in the Main Street business area but will assist in their productive reentry into society.

Policy 14.3 Provide housing opportunities for a diverse mix of social needs, including age and income integrated housing through development/redevelopment, while respecting historic neighborhood character and community values.

Policy 14.4 Develop regulations for commercial and industrial subdivisions that incorporate the concept of open space protection, shared parking and entrances and landscape amenities. These regulations, when developed, shall replace or enhance the existing rules guiding commercial and industrial subdivisions.

Action 14.4.1 All redevelopment shall preserve or enhance existing vegetation and enhance the open space

environment by incorporation of green buffers. When redevelopment is located in proximity to public open space, trail easements and buffer zones shall be planned and developed as part of the redevelopment.

Section 6 Heritage Preservation

Goal 15 Conserve areas of the village that are significant to the protection of the historical value, the quality of life, community character and natural resources - particularly the groundwater supply, coastal shoreline areas, open space, plant and wildlife habitat, ponds, creeks and outdoor recreation areas.

Policy 15.1 The town shall continue to promote the acquisition of prime open space for the purpose of conservation and protection of resources, preservation of wildlife habitats, providing recreation opportunities and to maintain the visual quality of the Village.

Action 15.1.1 Protect those special areas in the village, notably the Mary Dunn Pond complex, Hal I's Creek, Stewart's Creek and Snow's Creek that are very special for their plant and wildlife uniqueness and diversity.

Action 15.1.2 Encourage the preservation of open space and secure public access through creative means of land easements, tax abatements, gifts and zoning bonus for retention of open space lands.

Action 15.1.3 Continue conservation land management planning and implementation effort.

Action 15.1.4 Continue work to acquire beach front property (both pond and ocean frontage)

Action 15.1.5 Preserve historic residential structures through adaptive reuse, limited residential intensification where infrastructure permits.

Policy 15.2 All construction along the coastline, including residential additions, shall provide at minimum visual access for the public. All land division along the coastline shall develop an access plan that provides for an appropriate level of public access to the beach areas for the land involved.

Action 15.2.1 All development, redevelopment and building within the BL-B District (Hyannis Inner Harbor) zoning district shall meet all storm water discharge standards.

Action 15.2.2 Strategic public access locations for the inner harbor shall be implemented through the Chapter 91 licensing process, voluntary easements and/or public acquisition.