

TETRA TECH



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Hyannis Harbor Municipal Vulnerability Preparedness Resilience Plan

Existing Conditions Memorandum June 2024

Prepared for:

Planning & Development Department
Town of Barnstable, Massachusetts

Prepared by:

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LIST OF EXHIBITS

EXHIBIT 1 – PROPERTY INVENTORY

EXHIBIT 1 – EXISTING DOCUMENTATION LIST

- Record Documents Reviewed
- Planning Documents Reviewed
- Chapter 91 Licenses Review

1.0 PROJECT OVERVIEW AND BACKGROUND

The Town of Barnstable (the “Town”) was awarded \$199,000 from the Municipal Vulnerability Preparedness (“MVP”) grant program through the Executive Office of Energy and Environmental Affairs (“EEA”) to support the Hyannis Harbor MVP Resilience Plan (the “Project”) for the approximately 57-acre inner Hyannis Harbor (the “Project Site”). The Project will develop an integrated land use, infrastructure, and public space strategy for the Project Site through tasks including data collection, conceptual flood resilience strategies, initial land use recommendations, preliminary zoning and design guidelines, initial economic development recommendations, and overall project management and reporting. The Town contracted Tetra Tech (“Tt”) as a consultant to lead these Project tasks with support from a range of subconsultants to provide land use, harbor, zoning, and economic development recommendations; a flood vulnerability assessment; coastal flood mapping; and other technical services. The data collection task includes the preparation of a memorandum summarizing the available documentation relating to the development of existing conditions documentation and an analysis of existing conditions of the Project Site.

The Project Site is located along the Hyannis Harbor (the “Harbor”), and is bounded by Nantucket Street to the south, Old Colony Road to the west, South Street to the north, and Lewis Bay Road to the east. The Project Site also includes Bay Street, Ocean Street, Pleasant Street, and School Street. See Figure 1, Project Locus.

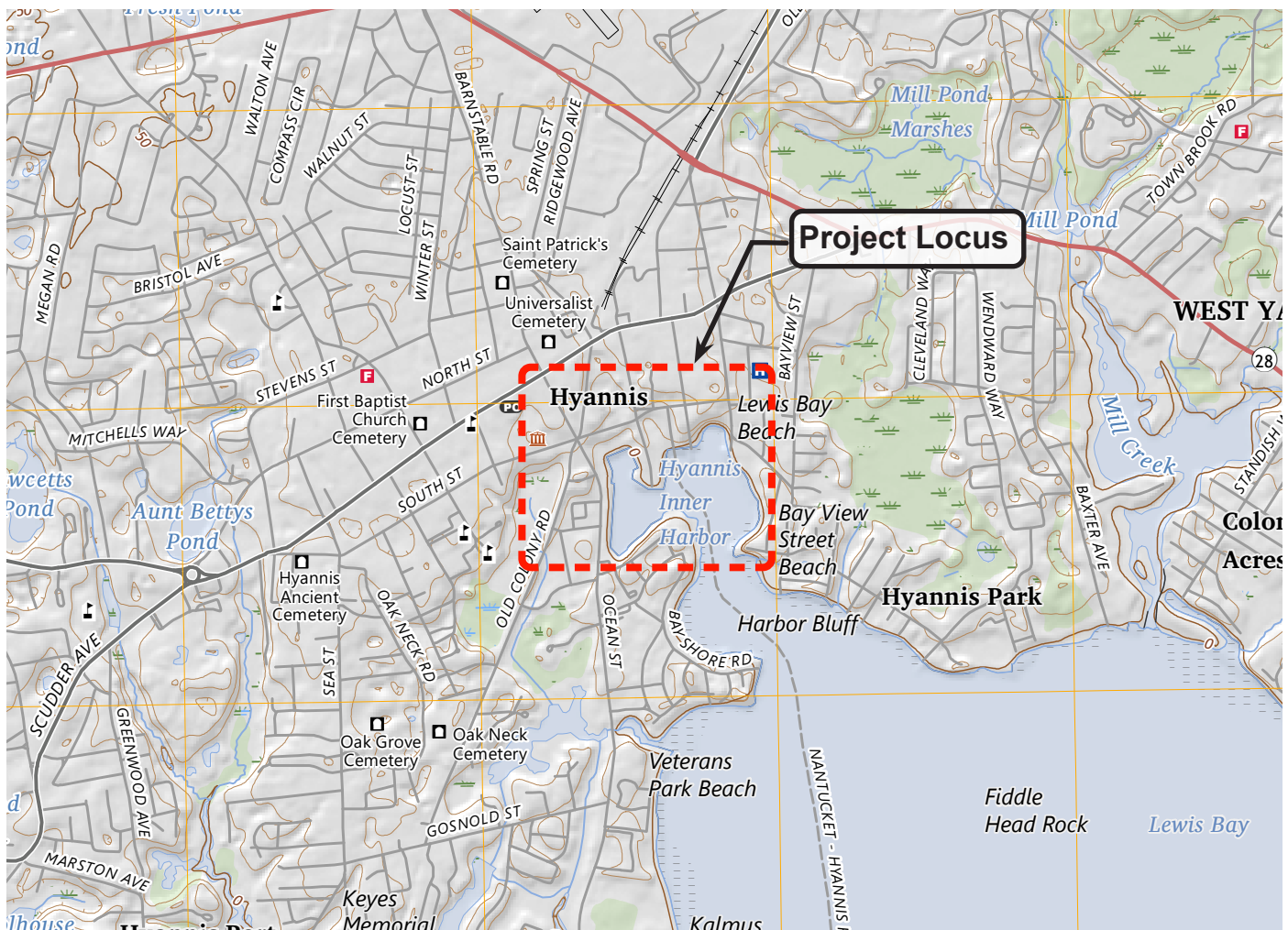


Figure 1: Project Locus
Source: USGS, 2024



The Project Site contains a variety of uses, including both public and private marinas, commercial fishing, ferry terminals, parks, hotels, restaurants, surface parking, and others. There are 54 parcels within the Project Site which have been numbered 1 to 54 to better facilitate an existing conditions analysis. See Figure 2, Property Inventory, and Exhibit 1, Property Inventory for a description of each property within the Project Site. The intent of this task is to detail and analyze the existing record information for the Project Site. The task included a variety of steps as outlined below, including data collection, documentation of existing conditions, a site visit, and recommendations for next steps.

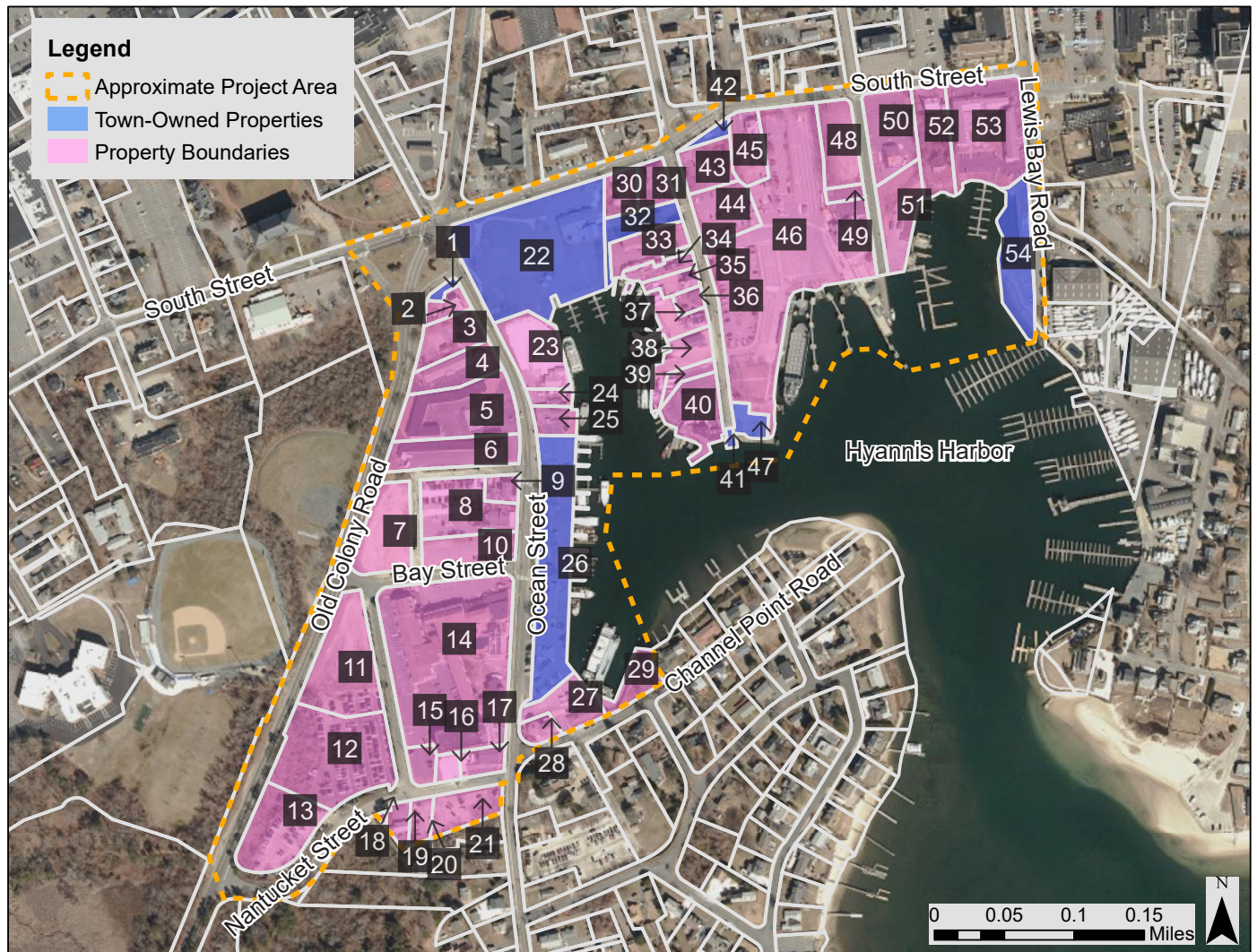


Figure 2: Property Inventory
 Source: MassGIS, 2024; Tetra Tech, 2024



2.0 DATA COLLECTION

2.1 Existing Conditions Photographs

Tt, the Town, and other members of the Project team conducted a site visit on March 12, 2024 to observe existing conditions and walk through the Project Site. The site visit also included discussions with the Harbormaster and a representative from the Barnstable Department of Public Works (“DPW”) regarding the Harbor’s infrastructure, and activities. The photographs taken during the site visit helped the Project team understand existing dynamics of the Project Site and will shape future recommendations. See Figure 3, Existing Conditions Photographs Key, and Figures 4 through 12, Existing Conditions Photographs.



Figure 3: Existing Conditions Photographs Key
 Source: Nearmap, 2023; Tetra Tech, 2024



Figure 4 Photograph 1: View of Aselton Park looking southeast
Source: Tetra Tech, 2024



Figure 4 Photograph 2: View of Aselton Park looking south towards Hyannis Harbor
Source: Tetra Tech, 2024





Figure 5 Photograph 1: View of hotels and charter fishing businesses looking south on Ocean Street
Source: Tetra Tech, 2024



Figure 5 Photograph 2: View of the Harborwalk in Bismore Park looking northeast
Source: Tetra Tech, 2024





Figure 6 Photograph 1: View of Artist Shanties in Bismore Park looking east
Source: Tetra Tech, 2024



Figure 6 Photograph 2: View of the tourist information center and harbormaster's office looking west
Source: Tetra Tech, 2024



Figure 7 Photograph 1: Commercial fishing vessel offloading catch looking east
Source: Tetra Tech, 2024



Figure 7 Photograph 2: View of the Hy-Line Cruises docks looking east
Source: Tetra Tech, 2024



Figure 8 Photograph 1: View of Artist Shanties in Bismore Park looking east
Source: Tetra Tech, 2024



Figure 8 Photograph 2: View of Old Colony Road looking northeast
Source: Tetra Tech, 2024





Figure 9 Photograph 1: View of the Hyannis Harbor Hotel and parking looking east
Source: Tetra Tech, 2024



Figure 9 Photograph 2: View of boardwalk and Town-owned docks and parking lot looking southwest
Source: Tetra Tech, 2024





Figure 10 Photograph 1: View of Pleasant Street Pathway looking west
Source: Tetra Tech, 2024



Figure 10 Photograph 2: Example of existing wayfinding signage in Pleasant Street Pathway looking north
Source: Tetra Tech, 2024



Figure 11 Photograph 1: View of the Town-owned Hyannis Harbor Park Parking lot looking west
Source: Tetra Tech, 2024



Figure 11 Photograph 2: View of the Steamship Authority docks and car pre-loading area looking south
Source: Tetra Tech, 2024



Figure 12 Photograph 1: View down School Street looking south towards Hyannis Harbor
Source: Tetra Tech, 2024



Figure 12 Photograph 2: View of the 3.1.5 Gary R. Broad Boat Ramp looking west
Source: Tetra Tech, 2024



2.2 Record Documentation Provided by the Town

The Town provided relevant record documents to facilitate the data collection and existing conditions analysis process. The files provided by the Town included prior Bismore Park and Aselton Park Bulkhead evaluations and repair plans, architectural plans for buildings, civil engineering plans for site utilities, topographical and title surveys, and various other materials. The records provided clarity on concepts, elevations, dimensions, and context regarding the current uses of Town-owned properties. See Exhibit 2.1, Record Documents Reviewed for a complete list of materials provided by the Town.

2.3 Previous Planning Efforts

In addition to record documents, the Town also provided documentation of past planning efforts to provide more background on existing conditions and ongoing efforts involving the Project Site. The Town has undertaken a number of previous planning initiatives for the Hyannis Inner Harbor, including an ongoing Low Lying Roads Study funded by the MVP Program and conducted by Woods Hole Group to address flood vulnerabilities on Ocean Street, an updated Hazard Mitigation Plan adopted by the Town in 2022, a Wayfinding and Connectivity Memorandum for pedestrian safety and connectivity, and other efforts aimed at improving the Harbor area for all users. See Exhibit 2.2, Planning Documents Reviewed for a complete list of materials provided by the Town.

2.4 GIS Data Layers

The Town also shared its Geographic Information Systems (“GIS”) data layers regarding stormwater drainage utilities including structures and piping, as well as pre-exported maps of the water and sewer infrastructure in the Project Site. Upon examination by Tt, these data layers provided context on the mapped utility infrastructure within and adjacent to the Project Site. Supplemented by the site visit, this utility information will be used for reference as the Project team develops recommendations to protect critical infrastructure within the Project Site. Additional utility information was requested from National Grid and Eversource for gas and electricity infrastructure, and gas infrastructure data was received from National Grid. Massachusetts Bureau of Geographic Information (“MassGIS”) data layers were utilized for property tax parcel information, Massachusetts Department of Environmental Protection (“MassDEP”) Wetlands and Shoreline data, Federal Emergency Management Agency (“FEMA”) Flood Zone Designations, Massachusetts Inventory of Historic and Archeological Assets of the Commonwealth, and the State and National Register of Historic Places.

2.5 Chapter 91 Licenses

Tt collected existing Chapter 91 Licenses from MassDEP which prescribe conditions of each allowable use, including public access along the Harbor, and show plans relating to activities including dredging, and building and expanding docks, piers, and bulkheads. See Exhibit 2.3, Chapter 91 Licenses Reviewed for a complete list of materials provided by MassDEP.

2.6 Community Engagement to Date

The Town began the community engagement process for the Hyannis Harbor MVP Resilience Plan in December 2023 with a series of stakeholder meetings to gather public feedback. The meetings involved representatives from each of the stakeholder groups located within the Project Site, including the hotels, restaurants, businesses, and ferry companies, as well as Town and regional staff from entities such as the Cape Cod Commission. Two meetings were conducted at different times on December 13, 2023, to ensure maximum participation at the. During the meetings, participants used the SWOT method (Strengths, Weaknesses, Opportunities, and Threats/Challenges) to convey their assessments of the existing conditions of the Harbor. See Figures 13 and 14, Community Meetings SWOT Analysis.

Additionally the Town conducted interviews with the Cape Cod Commercial Fishermen’s Alliance to gain a better understanding of the commercial fishing industry in the Harbor. The interviews engaged many of the commercial fishing operations that utilize the Harbor on a daily basis for offloading catch.



Strengths

- Central location, great access to Ocean
- Commercial fishing infrastructure
- Central hub for tourism
- Waterfront restaurants
- Public access
- Maintained charm + character
- Access to healthcare
- Access to Main Street
- First responder capabilities
- Federally maintained channel
- Public open spaces
- Lot of parking
- Recreational boat ramp
- Untouched wetland + woodland area
- Busy boatyard attracts visitors
- Transient Opp'tys

Weaknesses

- Traffic + congestion
- Short stay of island visitors → connector to islands
- Hospital proximity to water + floodzone
- Prevalance of flood areas + low lying roads
- Limited size of boats that can be accomodated in Inner Harbor
- Water quality issues → prohibited for shellfishing
- Parking issues for recreational boat ramp
- Trash + transient population impacts → city-like issues
- Competing uses
- Lack of pedestrian connection to Main Street

Opportunities

- Strengthen walkway to sea side
- Activate space around harbor → event space
- Commercial activity around harbor → Fish pier
- More efficient layout of docks → accomodate larger boats
- Tall ships come back
- Rethink traffic + parking patterns to decongest areas near water
- Availability of natural flood storage
- Parking garage or central parking area for tourists
↳ or more wayfinding
- Microtransit options + ridesharing
- Asstn connection
- Open space connections

Challenges

- Traffic management on South St
- Multiple ownership along waterfront
- Truck traffic
- What's the vision?
- Connection between Main St. and harbor
- Water + flooding issues
- Seasonality → extending season
- Housing
- Isolated from rest of Town
- Workforce
- Housing in floodplain areas

Figure 13: Community Meetings SWOT Analysis
Source: Town of Barnstable, 2023



Strengths

- Working waterfront → commercial fishing
- Diversity of uses in harbor
- Family-friendly attractions + uses
- Proximity to Main Street
- More active space
- Protection harbor provides
- Awareness of harbor
- Charm + Cape Cod character
- Location for public safety + boaters
- Dayfishing + boat rentals
- Regattas are big draw
- Aseltown Park + connection to Harbor
- Maritime Museum → sailing lessons, boat-building, rowing
- Hyannis Harbor Hawks
- Waterfront restaurants

Weaknesses

- Parking close to harbor → competing demand
- Connection from downtown to harbor
- Pollution in water
- Gateway marina is underutilized
- Transient boat slips → lack of awareness
- Lack of dinghy dock
- People are confused as to where to go and where things are
↳ lack of cohesiveness w/ activities
- Lack of wayfinding
- Several competing interests
- Dock structures vulnerable to storm surges
- Fueling and oil disposal options

Opportunities

- Fishing pier + market → like Chatham
↳ observation deck
- Ice house nearby
- Floating museum to tie arts to area
- More water-based uses to attract visitors
- Strengthen connection of Main Street to water
- Coordinate transportation w/ centralized parking lot
- Connection from airport to waterfront
- Two-way traffic in area → Great Streets project
- Climate resilient solutions in new development
- Understand shoaling data + patterns
- Open space → preserve + minimize impacts
- Protect vistas
- Dredge spoils

Challenges

- Funding
- Logistics
- Meshing of competing interests
- What's the vision of the area?
- Homogenization
- Climate change impacts
- Water quality + impacts on sea life
- Infrastructure + resources for next-gen fuel options
- Electric charging infrastructure

Figure 14: Community Meetings SWOT Analysis
Source: Town of Barnstable, 2023

3.0 EXISTING USES

Hyannis Harbor has a long history of commercial fishing, passenger and freight ferry service, and hospitality including restaurants and hotels. The area is a dense intersection of tourism, commerce, transportation, recreation, and economic development. There is a Federal Navigation Channel in the Harbor directly adjacent to the Project Site. See Figure 15, Federal Navigation Channel in Hyannis Harbor. See Exhibit 1, Property Inventory for a complete list of all properties within the Project Site, including their address, owner, lot size, zoning, current use, flood zone, and structure information. The Project Site is primarily within the Hyannis Harbor (“HH”) zoning district, which is intended to maintain both maritime activities and water-related uses, and includes a mix of commercial, maritime industrial, and residential development, as well as the presence of commercial ferry services. The entirety of the Project Site is also located within the Aquifer Protection Overlay District (“AP”).

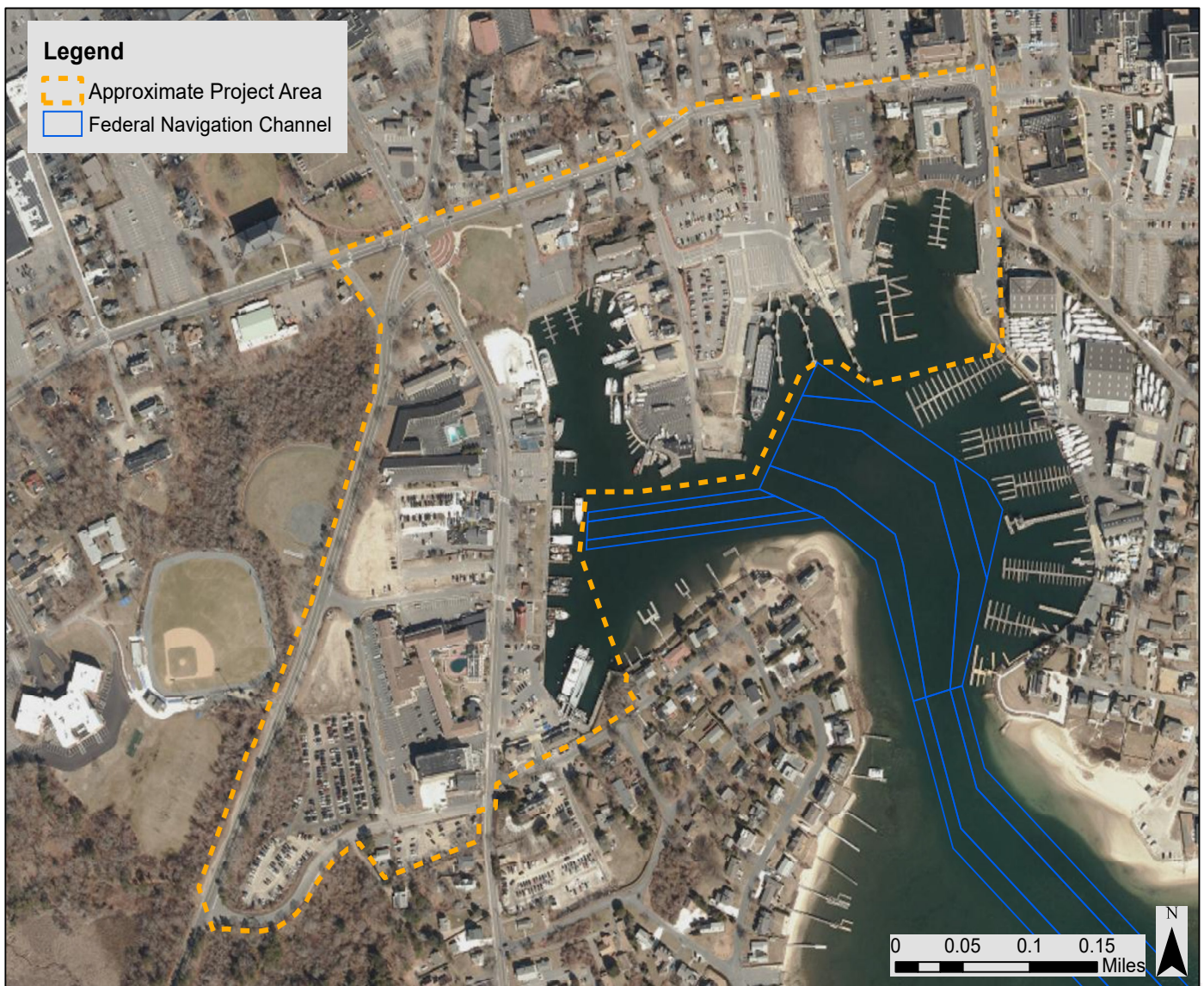


Figure 15: Federal Navigation Channel in Hyannis Harbor
 Source: U.S. Army Corps of Engineers, 2024; Tetra Tech, 2024

3.1 Public Properties

While much of the Project Site is private property, the Town of Barnstable owns multiple parcels along the Harbor. These public properties and their amenities play key roles in facilitating connectivity and interaction along the waterfront.

3.1.1 Aselton Park

Aselton Park, #22 on the Property Inventory, is a 2.91-acre public park located adjacent to the intersection of South Street, Ocean Street, and Old Colony Road. The park includes a public plaza near the adjacent intersection, pathways, benches, lighting, trash receptacles, landscaping, and a wide, sloping lawn commonly used for community events and concerts. The park gradually slopes toward the Harbor and the lower portion of the park commonly floods during the summer months due to poor drainage infrastructure. The parcel also includes the Cape Cod Maritime Museum, a harborwalk, a public marina with 24 slips, and associated parking. See Figure 16, Gateway Marina Boat Slips. The parking on the property is underutilized and the lot is often below capacity, even during the busy summer season.



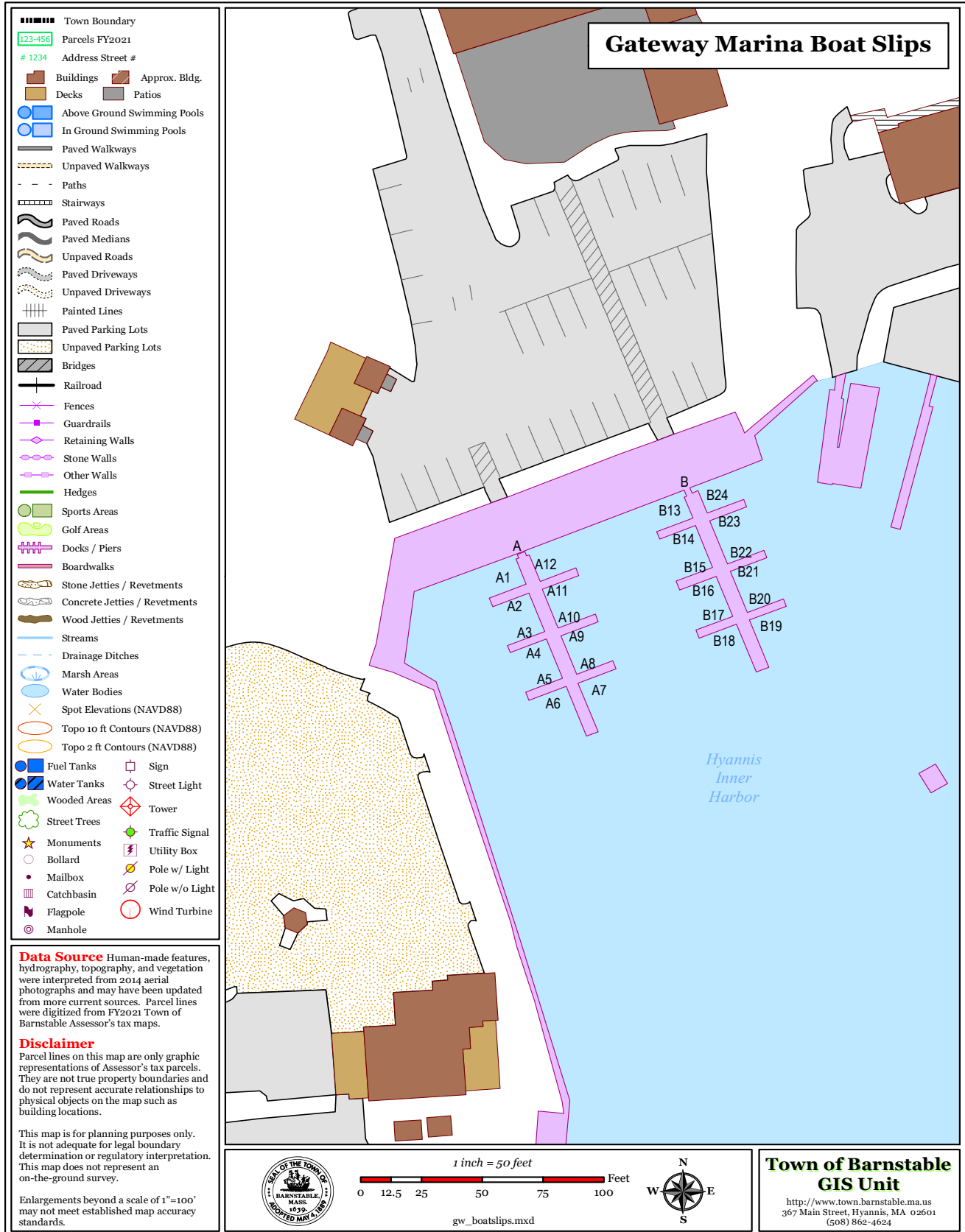


Figure 16: Gateway Marina Boat Slips
 Source: Town of Barnstable, 2024



3.1.2 Bismore Park

Bismore Park, #26 on the Property Inventory, is a 1.69-acre public park located between Ocean Street and the western bank of the Harbor. The park includes lawn space, trees, local artist shanties, wayfinding signage, and a tourist information building containing public restrooms and the Town's Harbormaster Building. Bismore Park was initially reinforced with bulkheads in 1997. See Figures 17 and 18, Bismore & Aselton Parks Bulkhead Rehabilitation Plan. The park was later surveyed in 2007 (see Figure 19), ahead of the Bismore Park Renovation Project of 2010, which included raising the elevation of the Harbormaster Building to account for flooding in the park. See Figures 20a and 20b, Bismore Park Renovation Project North & South Elevations. Today, the park experiences frequent flooding during coastal storms and high tides, with flood waters often reaching the opposite side of Ocean Street. During flood events, the Town must switch off the power to the commercial fishing docks and the Harbormaster Building. The Town is currently working on a project to increase the resilience of Bismore Park with additional flood protection measures including raising the existing bulkheads. The park today is used for tourism and recreation, as well as acting as the primary offloading area for 75 off-shore commercial fishing vessels on a regular basis, which results in an area of high activity. There are a total of 26 boat slips located in the Bismore Marina, see Figures 21 and 22.

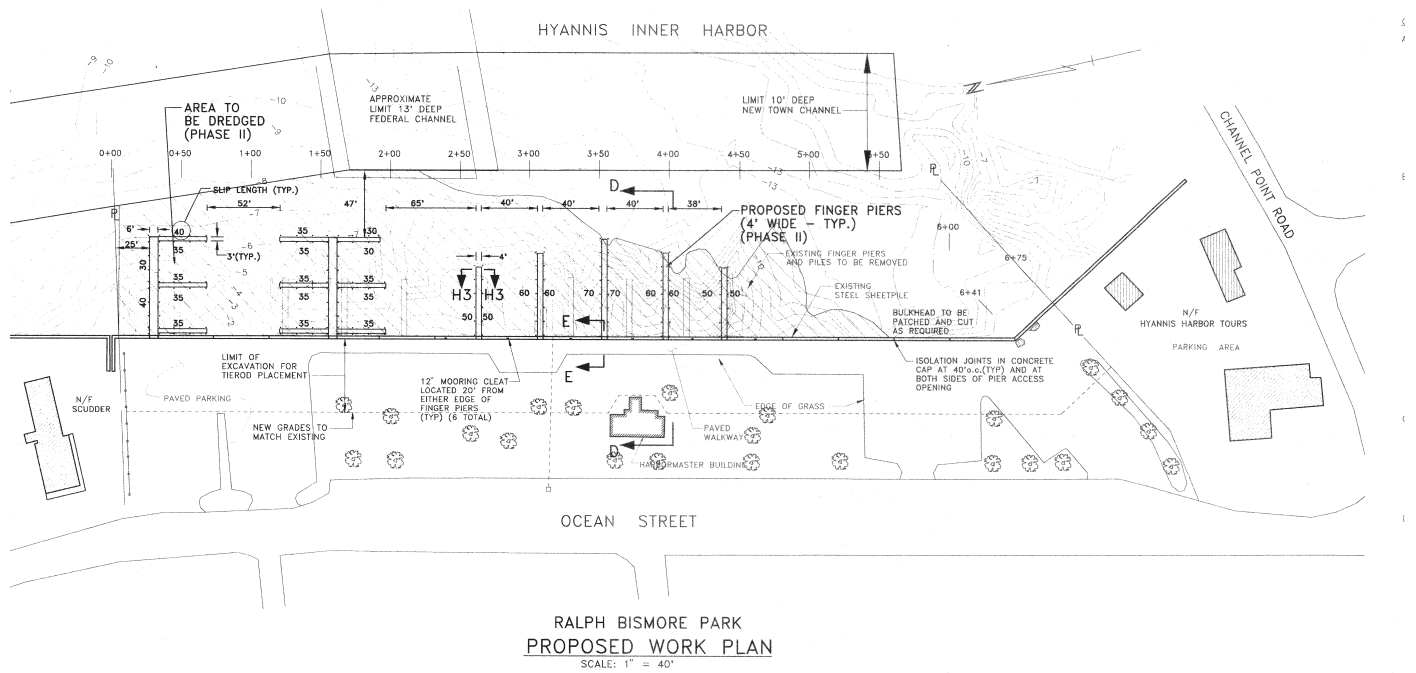


Figure 17: Bismore & Aselton Parks Bulkhead Rehabilitation Plan
 Source: Nucci Vine Associates, 1997

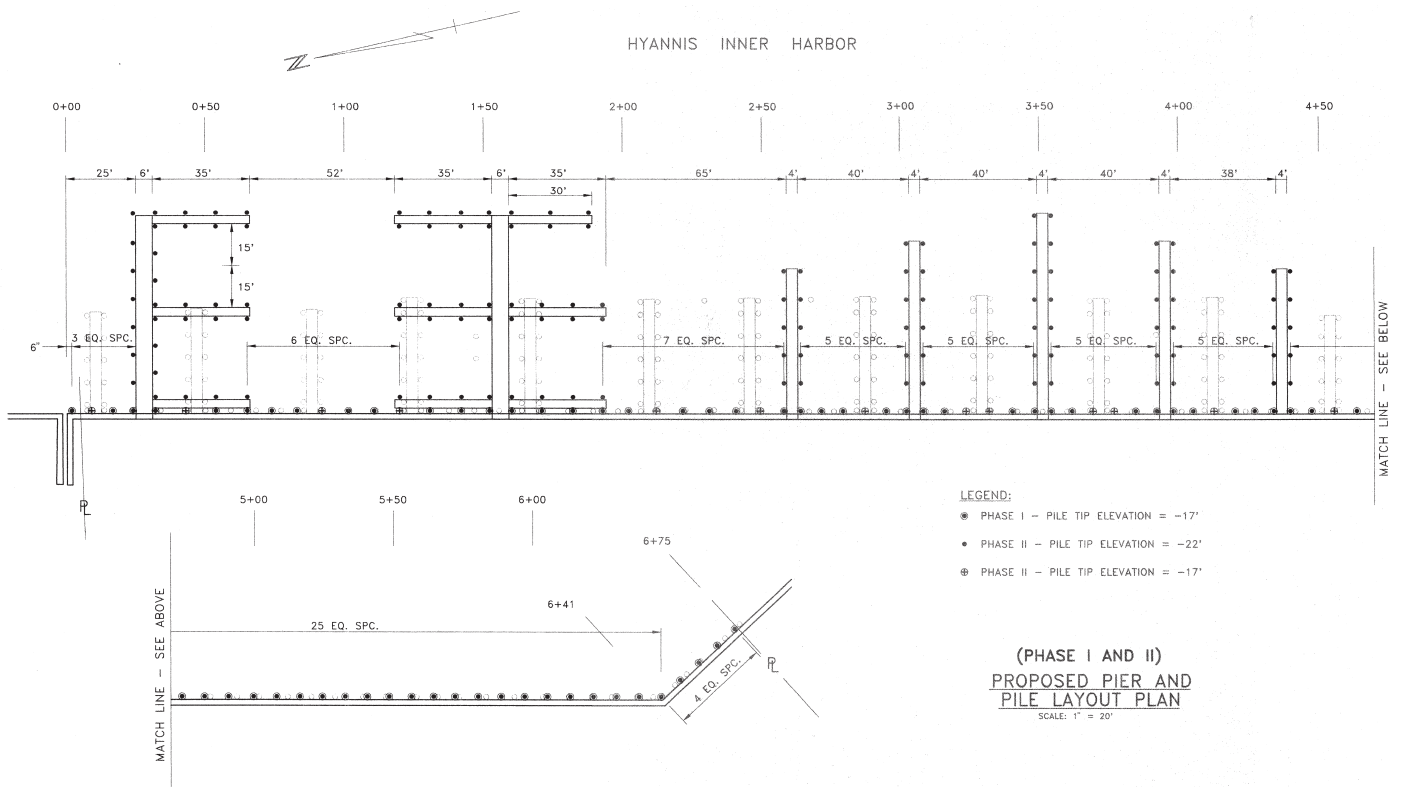


Figure 18: Bismore & Aselton Parks Bulkhead Rehabilitation Plan
Source: Nucci Vine Associates, 1997

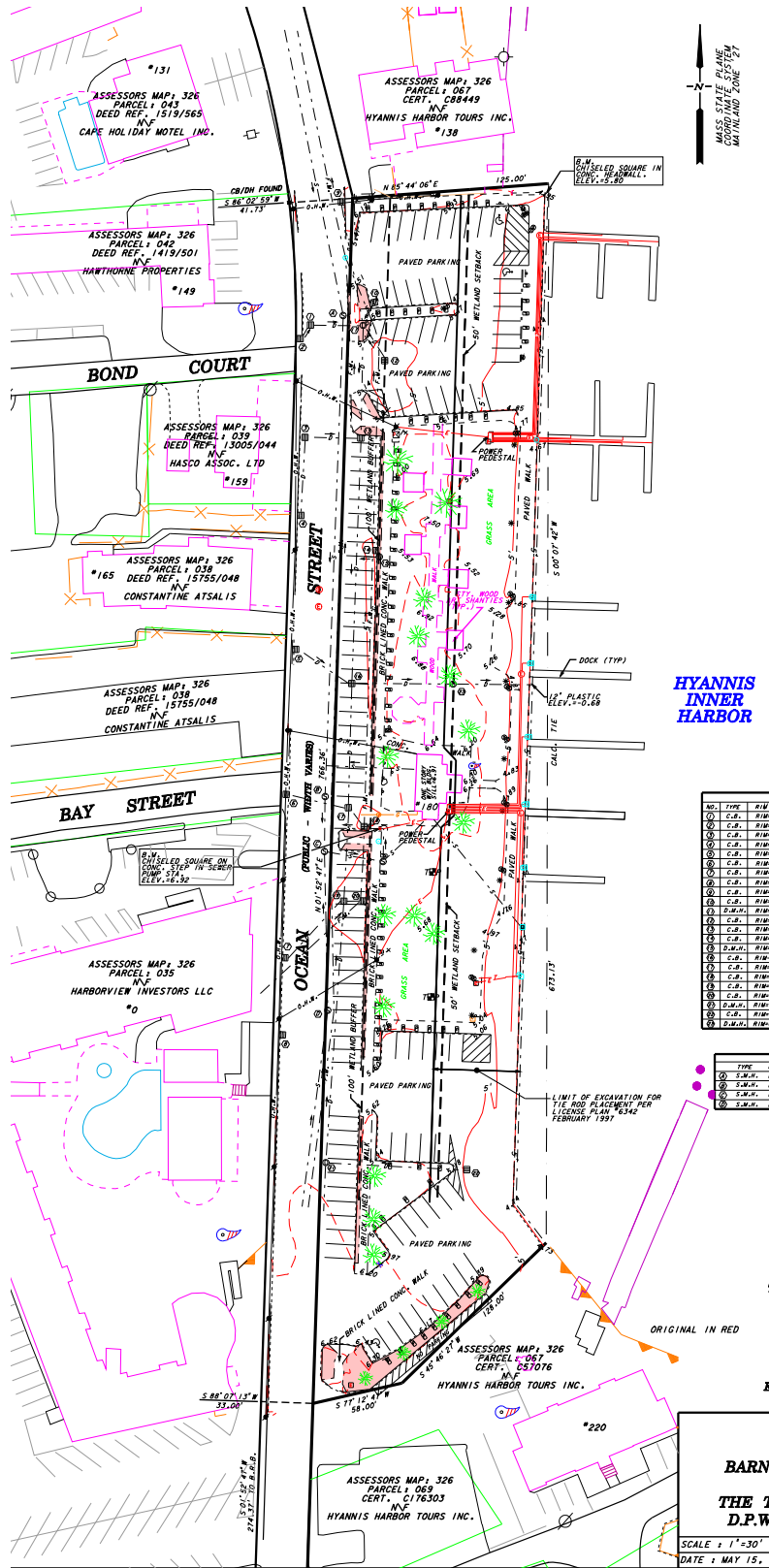
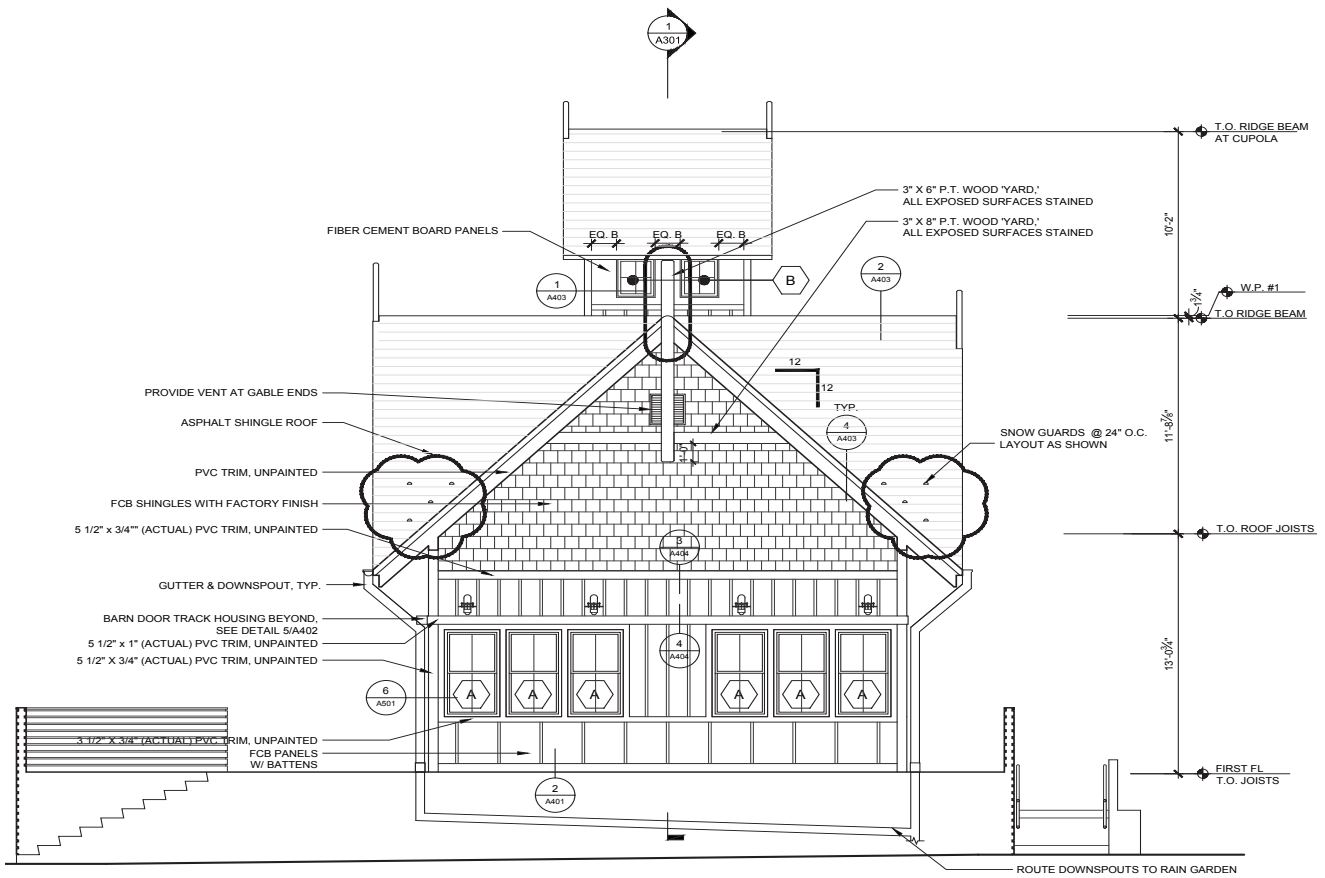
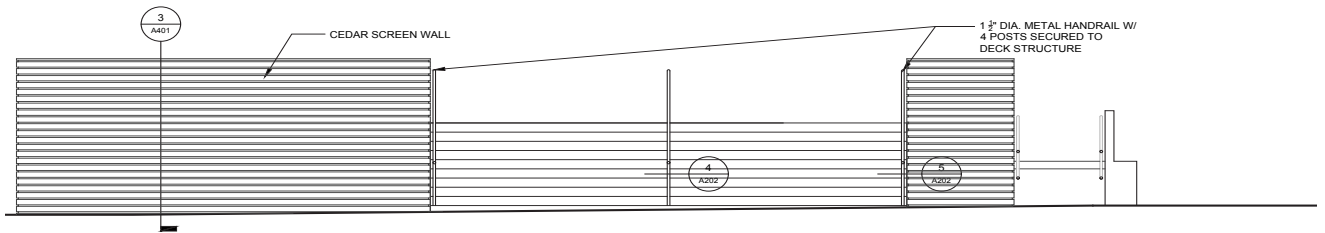


Figure 19: Plan of Land in Barnstable (Hyannis) MA for the Town of Barnstable D.P.W. - Survey Section
 Source: Town of Barnstable, 2007





1 NORTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION AT DECK
1/4" = 1'-0"

4

Figure 20a: Bismore Park Renovation Project North & South Elevations
Source: bh+a, 2010



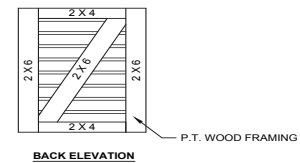
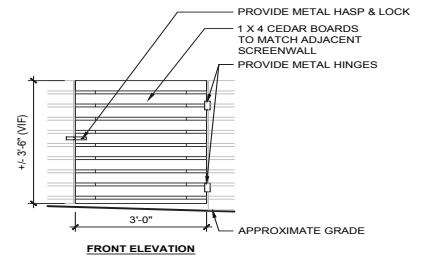
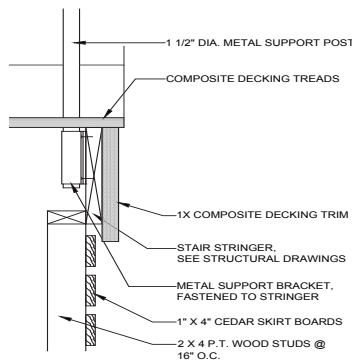
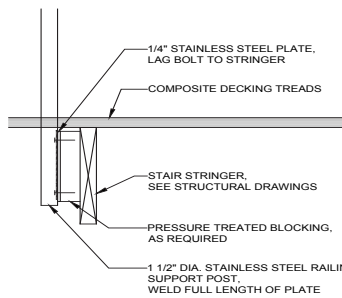
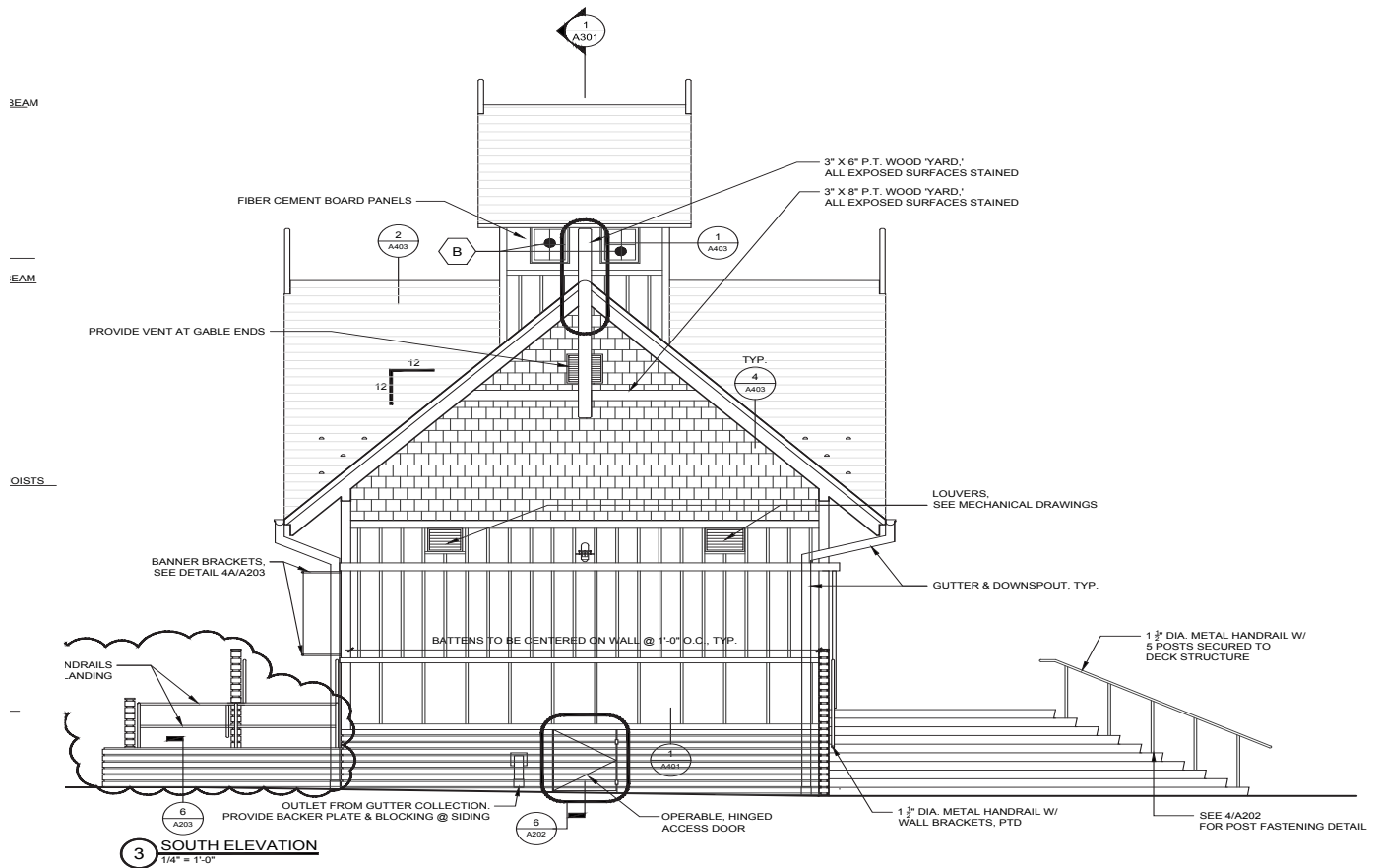


Figure 20b: Bismore Park Renovation Project North & South Elevations
Source: bh+a, 2010

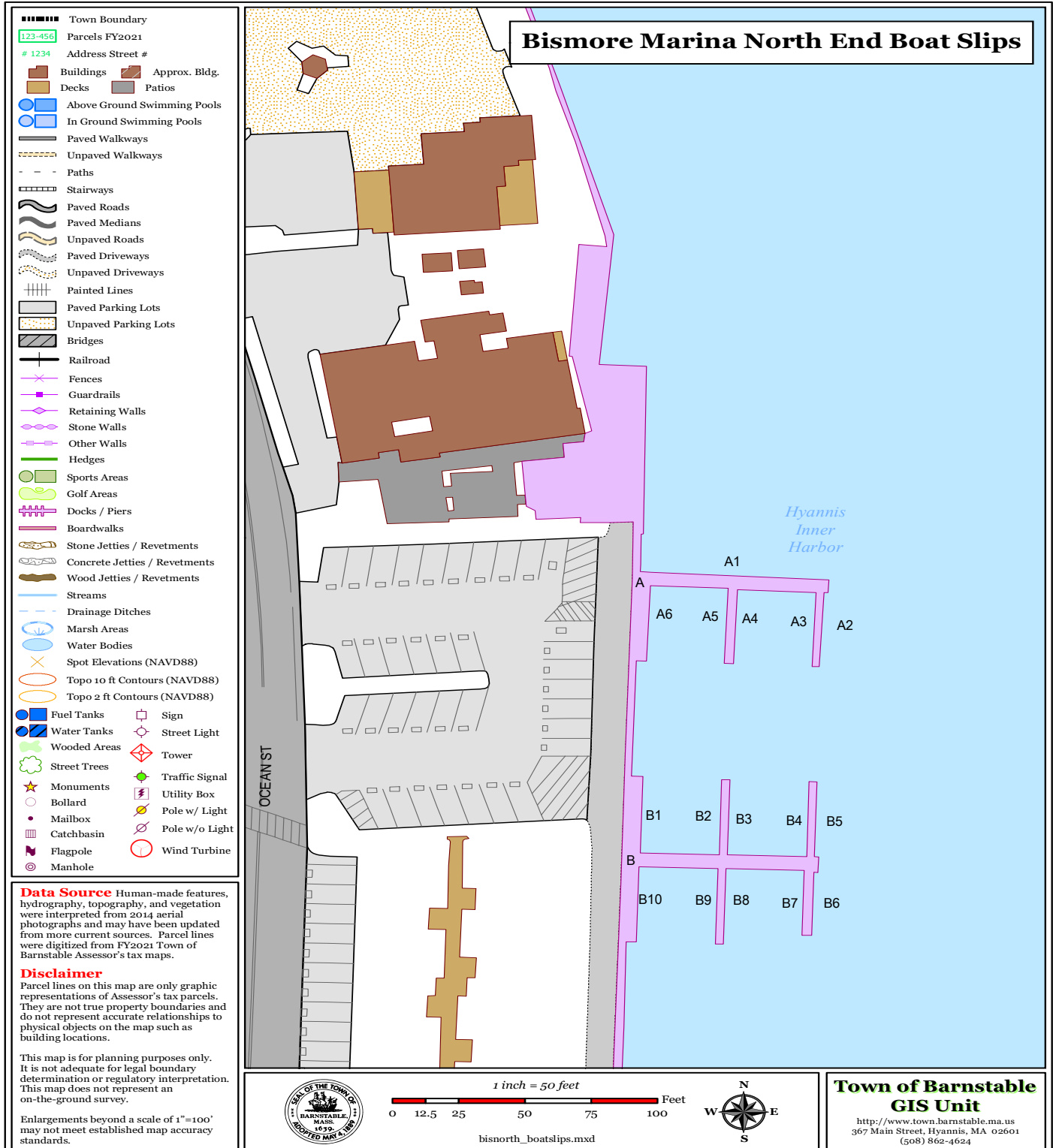


Figure 21: Bismore Marina North End Boat Slips
 Source: Town of Barnstable, 2024



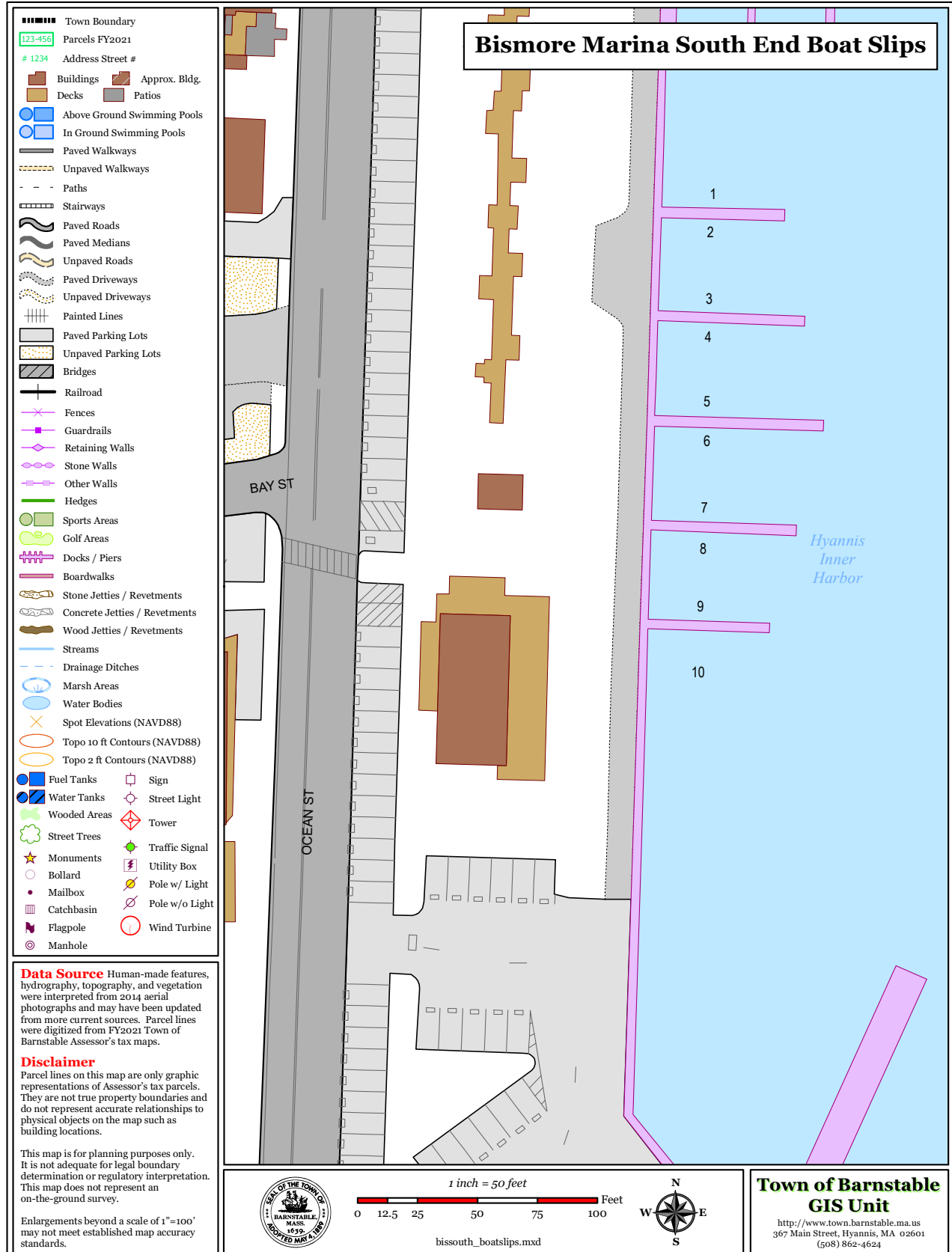


Figure 22: Bismore Marina South End Boat Slips
Source: Town of Barnstable, 2024



3.1.3 Pleasant Street Pathway

The Town of Barnstable also owns Pleasant Street Park, a 0.35-acre linear public pathway, #32 on the Property Inventory, that connects Pleasant Street to the Harbor and Aselton Park. The parcel includes a pedestrian path, landscaping, wayfinding signage, and lighting, and is heavily used by pedestrians to access the Steamship Authority property on Pleasant Street.

3.1.4 Pleasant Street Dock

The 0.03-acre dock and neighboring 0.18-acre vacant lot at the end of Pleasant Street, #41 and #47 respectively on the Property Inventory, are currently underutilized Town-owned resources. The vacant lot is unpaved, experiences frequent flooding, and is mostly used for parking. As part of a planning initiative to increase the connectivity between the existing open space and harborwalk, new designs were proposed for the Pleasant Street Dock area. These proposed designs included the additions of boulders and native riparian grass plantings along the water's edge, an interpretive area describing the history of the location and the fishing industry, telephone pole and rope bollards, and other improvements. The dock is located adjacent to Baxter's Wharf Restaurant.

3.1.5 Gary R. Brown Boat Ramp

The 0.62-acre lot, community boat launch, dock, and parking area of the Gary R. Brown Boat Ramp is located at the end of Lewis Bay Road on the eastern side of Hyannis Harbor and is #54 on the Property Inventory. The space is currently used as parking associated with the boat launch and contains Tidal Flats along the shoreline.

3.1.6 Former South Street Pump Station

The last Town-owned public parcel in the district is the 0.16-acre parcel of the former sewage pump station for downtown Hyannis, which has not been utilized since the 1980s. The building is now abandoned and all equipment has been removed. The Barnstable Water Pollution Control Division has attempted to sell or repurpose the building several times over the past thirty years without success. A recent inspection concluded there is nearly no potential for reuse of this building as there are hazardous materials in need of remediation and the layout of the structure is not conducive to any type of activity aside from pumping wastewater. Discussions regarding the future of the building involve its demolition, or its repurposing as a showcase structure to celebrate its history, educate protecting clean water supply, and improve pedestrian flow to and from the harbor. Other options involve retaining or leasing the location for public restrooms, an informational center, a take-out food window, or a pop-up store.

3.2 Transportation

Transportation is one of the essential uses of Hyannis Harbor. The two primary ferries to Nantucket, including both car and passenger service, operate out of the Harbor. These ferry services and their associated parking areas make up a significant portion of the Project Site. Additionally, the modes of transportation by which people travel to and from these parking areas plays an important role in shaping how people traverse throughout the entire Project Site.

3.2.1 Ferry Service

The Steamship Authority owns a 4.61-acre parcel on the north side of the Harbor, #46 on the Property Inventory, that is used for offices, ticket booths, parking, and pre-loading areas for the car ferry service to Nantucket. Hy-Line Cruises, the passenger "fast-ferry" service, owns a total of 0.95 acres on parcels #27-29 on the Property Inventory, that are used for passenger loading and unloading, offices, parking, and a cafe. Both the Steamship Authority and Hy-Line Cruises have a prominent presence along the Harbor shoreline and watershed, contributing significantly to the local economy by drawing in pedestrians who frequent the local hotels and restaurants, as well as their vehicles that necessitate payment for daily parking.



3.2.2 Parking

Aside from the parking at the various private establishments in the Project Site (such as restaurants and hotels), there are public pay-to-park spaces located at the north and south ends of Bismore Park and along Ocean Street, and at the Steamship Authority property. These parking lots offer 24/7 public parking. The additional parking demand is met by a number of paid surface parking lots on Nantucket Street, Bay Street, Ocean Street, Bond Court, Pleasant Street, and Main Street, all within walking distance to the ferry terminals. In the Property Inventory, these parking areas for the ferry services are located on parcels #7, #11-13, and #19-21. Both Hy-Line Cruises and the Steamship Authority offer shuttle services to/from satellite parking lots that are beyond easily walkable distances, located as far away as the Cape Cod Gateway Airport (approximately 1.2 miles from the Project Site). The parking associated with the ferry industry is lucrative for the Town of Barnstable and private landowners, with daily rates ranging from \$10 to \$25 per car per day. However, the Town provides free parking at Town Hall just a short distance away to the west, but this parking is poorly identified and underutilized, and has limited hour restrictions with a 6-hour maximum, intended for short-term tourists and employee parking.

Overall, a lack of signage directing drivers and pedestrians to parking is a common complaint among visitors and employees around the Harbor. Without sufficient signage to the location and availability of existing parking, there is the perception the area lacks adequate parking. Pedestrians unaware of the shuttle busses or drop-off options often walk from their cars to the docks or vice versa with luggage in tow via Old Colony Road, Ocean Street, and South Street, which is a nuisance and dangerous for both pedestrians and drivers.

3.2.3 Pedestrian and Bicycle Connectivity

Pedestrian connectivity throughout the Project Site varies widely. Although there is substantial pedestrian activity within the Project Site, there is confusion amongst pedestrians regarding how to get to various locations. It is common for tourists and ferry-goers to walk along the main roads with their luggage in tow even though there are pedestrian paths throughout the area which are much safer. However, pedestrians are often times unaware these other options even exist. The Walkway to the Sea, indicated by a wave-patterned brick path, is meant to guide pedestrians through the Harbor area. Along the western side of the Harbor, the harborwalk is sometimes overlooked by tourists getting on or off a ferry as they travel back to their cars.

The Town undertook a Wayfinding and Connectivity Study in 2019 which identified strengths and weaknesses in the current wayfinding signage strategies. It was concluded that while many wayfinding signs existed throughout the Harbor area, they were not placed in locations which were easily visible and they could be used more effectively. Current wayfinding signage includes directions to attractions near the Harbor as well as blue pavement markings that identify the Kennedy Legacy Trail which extends to Main Street. Sidewalk conditions throughout the Project Site range from wide and accessible pathways in areas such as Aselton Park and Bismore Park, and Americans with Disabilities Act (“ADA”) compliant ramps and signage along Ocean Street, to narrow sidewalks obscured by utility poles and vegetation in locations such as South Street and Lewis Bay Road, to roadways which are completely absent of sidewalks, such as School Street.

Although Hyannis Harbor is only one block from Main Street in downtown Hyannis, it is separated by the intersection of South Street, Ocean Street, and Old Colony Road, which is perceived as a barrier for pedestrian connectivity to the Harbor. The Town is examining future projects to change South Street from a one-way road to a two-way street, which should increase the safety of pedestrians and cyclists, and improve traffic flow through the area. There are currently not any bicycle lanes present within the Project Site. Bicycle parking racks exist sporadically around the Project Site, such as at Bismore Park, but the roadways mainly cater towards vehicular traffic.



3.3 Commercial Fishing

The commercial fishing industry in Hyannis Harbor is one of its oldest uses, dating back to the early 1800s. Approximately 75 commercial fishing boats, each around 75-feet long, visits the Harbor on a regular basis to offload their catch. The majority of fishing boats offload along the southern edge of the bulkhead adjacent to Bismore Park, parcel #26. See Figure 7, Photograph , Commercial Fishing Vessel Offloading Catch Looking East. Large trucks meet the fishing boats and offload the catch to be transported throughout the northeast and beyond.

The confluence of the commercial fishing offloading area with passenger loading and unloading at the neighboring Hy-Line Cruises property poses many problems with safety and congestion. Passengers with families and luggage often do not adhere to the temporary fencing erected by the Town to guide pedestrians around the offloading zone, which are intended to assist in avoiding interference with the offloading activities. Instead, fishing personnel offloading their catch and the trucks receiving the catch battle congestion with pedestrians and safety concerns in the shared parking lot. The interaction between tourists and the commercial fishing industry will be further studied to identify potential recommendations to address this complex problem.

3.4 Tourism

Hyannis Harbor and its associated activities have a domestic and international draw for vacationers and recreationalists, with bus tours from all parts of the country visiting the area. The Harbor area is home to a robust tourism industry with approximately 10,000 daily visitors passing through during the peak summer season. The Harbor's tourism industry consists of hotels, restaurants, cultural and historic resources, public and private marinas, and chartered boat cruises.

Lodging within the Harbor ranges from hostels to full accommodation hotels, all within mere steps from restaurants, ferries, shopping, and the waterfront. Accommodations within the Project Site include the following establishments:

- Anchor In
- Cape Cod Harbor House Inn
- HI Hyannis Hostel
- Hyannis Harbor Hotel
- Ocean Street Inn

Restaurants in the area, all with views of the Harbor, provide relaxing environments to take in the waterfront activity, people watch, and/or just enjoy the weather. The Project Site includes, but is not limited to, the following food and drink establishments:

- Baxter's Boathouse
- Black Cat Harbor Shack
- Black Cat Tavern
- Raw Bar at the BlueWater Grille
- Spanky's Clamshack and Seaside Saloon
- The Landing Cafe

Hyannis Harbor is active year-round with sport fishing boats, Harbor tours, daily recreationalists, and an annual December holiday boat parade. Public marinas operated by the Town provide recreational boat slips, as do the numerous private marinas, who also accommodate boat rentals, tours, and various types of charters. Marinas (both public and private), charters, and marine businesses within the Project Site include, but are not limited to:



- All Cape Boat Rentals
- Anchor & Buoy Marine, Ltd
- Bismore Marina North End
- Bismore Marina South End
- Cape Rib Tours
- Dockside Marina
- Gary R. Brown Boat Ramp
- Gateway Marina
- Helen H Deep Sea Fishing
- Hy-Line Cruises - Deep Sea Fishing & Hyannis Harbor Cruises
- Oyster Harbors Marine
- Pirate Adventures

Cultural and historic resources in Hyannis Harbor area include the Cape Cod Maritime Museum, the HyArts Artist Shanties, and Aselton Park. Located on the northwest side of the Harbor, the Cape Cod Maritime Museum aims to preserve the rich maritime traditions and history for which Cape Cod and the islands are known. The museum enables audiences of all ages to understand and enjoy maritime culture through exhibitions, collections, public events, and educational programs. These activities include boat-building classes, lectures, and a Harbor sail in a catboat.

There is a strong connection to the arts in Hyannis Harbor as well. In 2005, the Town of Barnstable designed and built a boardwalk, and installed seven artist shanties at Bismore Park to serve as affordable, unique work/gallery space for local artists and artisans. The HyArts Artist Shanties program is designed to provide prime visibility and opportunities for artists to gain and improve their business, marketing, and selling skills, and to meet visitors from around the region and the world. Open from mid-May to mid-October, there are currently 12 shanties in total in two locations with over 85 artists participating in the program each year. Located along the Walkway to the Sea, adjacent to the Maritime Museum, Aselton Park is used as a performing arts space with live local musicians, art installations, festivals, and other special events. The park also contains the “Buoyed Coasts” art installation (consisting of lobster buoys mounted on 12 to 19 foot high poles) situated along the Walkway to the Sea, which was created as an advocacy piece to bring awareness to the critical state of coastal water quality in the area.



4.0 SITE INFRASTRUCTURE

4.1 Vessel Pump Out Facility

A vessel pump out facility was completed as a joint project between the Town of Barnstable and Hy-Line Cruises at 180 and 220 Ocean Street, parcels #26 and #27 on the Property Inventory. The pump out facility consists of a 3 horsepower (“HP”) peristaltic pump on the Bismore Park property, parcel #26, to serve the boating public, and a 7.5 HP peristaltic pump to serve the Hy-Line ferries and other commercial vessels that frequent the Harbor. See Figure 23, Proposed Vessel Pump Out Facility.

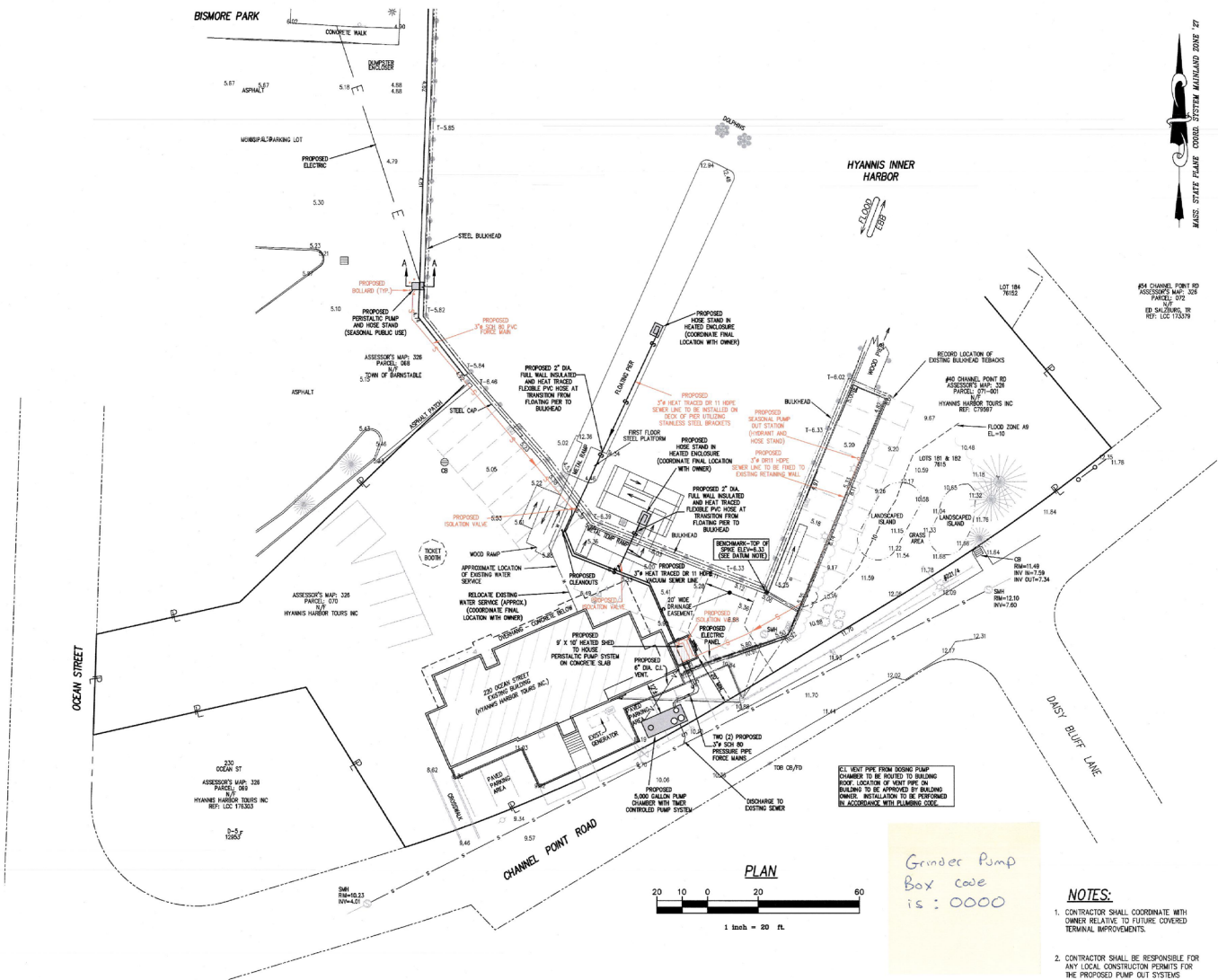


Figure 23: Proposed Vessel Pump Out Facility
Source: Coastal Engineering Company, Inc., 2014

4.2 Sewer

Besides the vessel pump out facility, the Project Site has approximately 25 sewer service connections, including the many restaurants, hotels, businesses, and dwelling units in the area. There is a public pump out facility in Bismore Park built as a joint project with Hy-Line Cruises, and sewage flows from both the north and south end of Ocean Street to the pump station. Gravity sewer lines flow southwest on Channel Point Road and northeast on Nantucket Street before meeting with Ocean Street, as well as along South Street. Force sewer lines run up and down Ocean Street and Pleasant Street. There are approximately 21 manholes in the Project Site. See Figure 24, Hyannis Sewer System.



Figure 24: Hyannis Sewer System
 Source: Town of Barnstable, 2022



4.3 Water

The Project Site has multiple service locations for municipal water demand. Water is supplied from the Hyannis Water System, a network of four water treatment facilities, 12 well pumping stations, and 107 miles of distribution piping. 17 gate valves exist within the Project Site, as well as 12 hydrants. The Project Site uses a 12-inch diameter water pipe connection that runs along South Street, with 4-inch and 8-inch diameter water pipes running down Ocean Street, Channel Point Road, Pleasant Street, School Street, and across the Steamship Authority property. See Figure 25, Hyannis Water System.



Figure 25: Hyannis Water System
 Source: Town of Barnstable, 2022



4.4 Stormwater

The Project Site often experiences flooding due to an insufficient stormwater system. There are approximately 91 stormwater catch basins throughout the Project Site. The catch basins are dispersed throughout the entire area, but are generally clustered around Bismore Park, the Steamship Authority property, and the intersection in the northwest corner of the Project Site. There are 16 catchment areas that overlap within the Project Site, all of which are three acres or less in size. There is only one drain outfall and drain pipe located within the Project Site, which is on the Hy-Line Cruises property. The remainder of the Project Site lacks stormwater drainage infrastructure. See Figure 26, Hyannis Stormwater System.

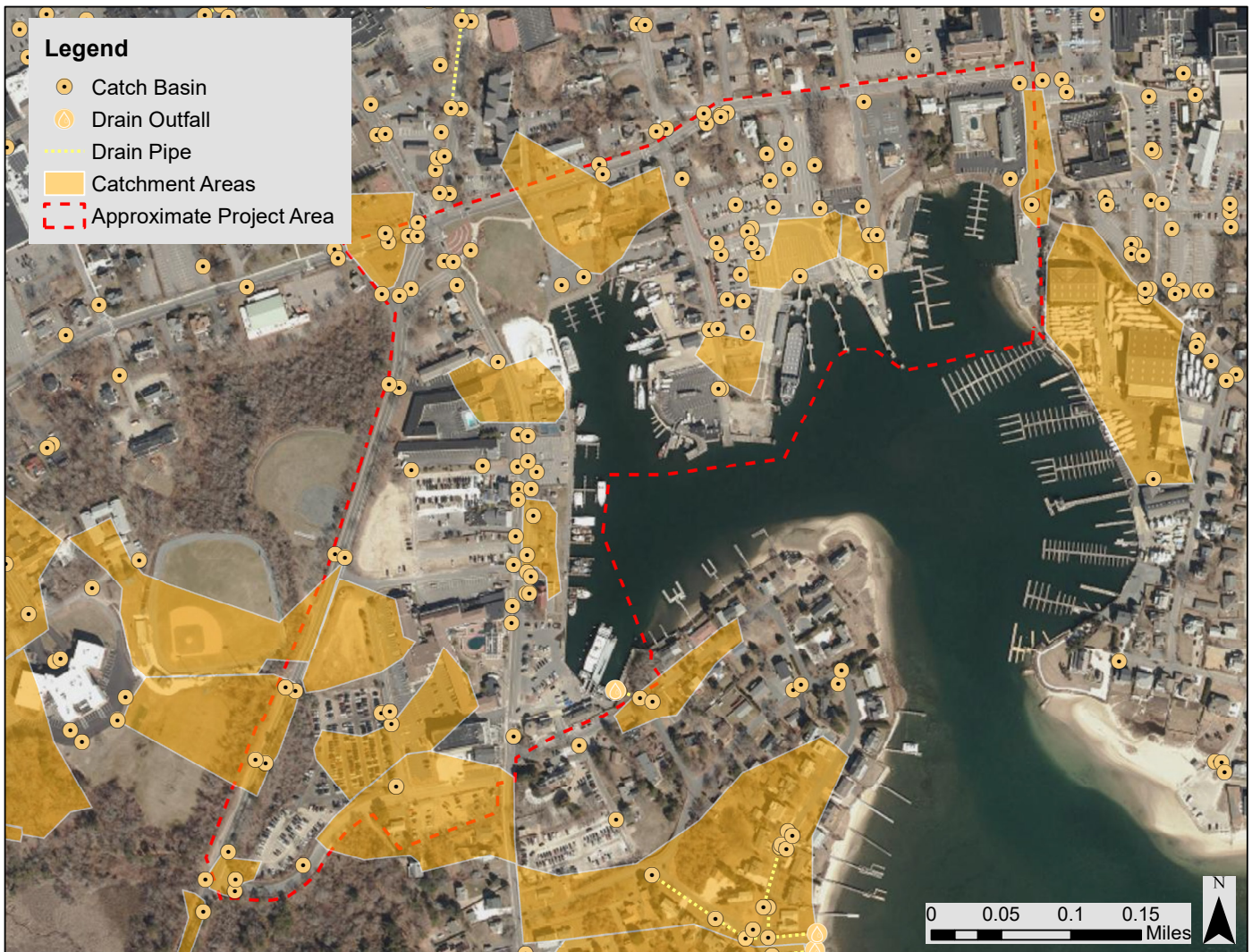


Figure 26: Hyannis Stormwater System
 Source: Town of Barnstable, 2024; Tetra Tech, 2024

4.5 Coastal Structures

Much of the Project Site is built up by coastal structures including bulkheads and seawalls. Within the Project Site, there are two coastal structures listed in the Coastal Infrastructure Inventory through the Massachusetts Ocean Resource Information System (“MORIS”), administered by the Massachusetts Office of Coastal Zone Management (“CZM”). These two structures include the Aselton Park Bulkhead and the Bismore Park Bulkhead. As of the inventory in 2007, the Aselton Park Bulkhead was given a condition of B, meaning Good, and requiring only a Minor Level of Action. The Bismore Park Bulkhead was given a condition of C, meaning Fair, and requiring a Moderate Level of Action. See Figure 27, Coastal Structure Location Plan.



Figure 27: Coastal Structure Location Plan
 Source: Bourne Consulting Engineering, 2007

Much of the rest of the Harbor is protected by coastal structures which are not included in the most recent MORIS Inventory. Bulkheads and seawalls extend along the shoreline of the Hy-Line Cruises and Steamship Authority properties, as well as along the privately owned marinas, charter fishing docks, parking lots, and Town-owned properties. Riprap barriers exist along the Gary R. Brown Boat Ramp and the park owned by the Steamship Authority in the southern portion of the property, as well as what appears to be one residential property with a natural shoreline.

4.6 Electricity

Electricity in the Project Site is provided by Eversource. There are currently above ground electrical utility systems along Old Colony Road, Nantucket Street, Bay Street, Ocean Street, Channel Point Road, South Street, Pleasant Street, School Street, and Lewis Bay Road. There is an electrical utility box at the Pleasant Street Dock parcel. There are street lamps along the harborwalk at Bismore and Aselton Parks which are provided electricity through underground systems.

4.7 Gas

Gas on the Project Site is serviced by National Grid. Plastic material gas mains run along Ocean Street, Nantucket Street, Channel Point Road, South Street, Pleasant Street, and School Street. Coated steel material gas mains run on Bay Street and Lewis Bay Road. A small section of bare steel main exists on Nantucket Street. Another gas main runs along Old Colony Road, but the material is not available. 17 service connections exist within the Project Site. See Figure 28, Hyannis Gas System.

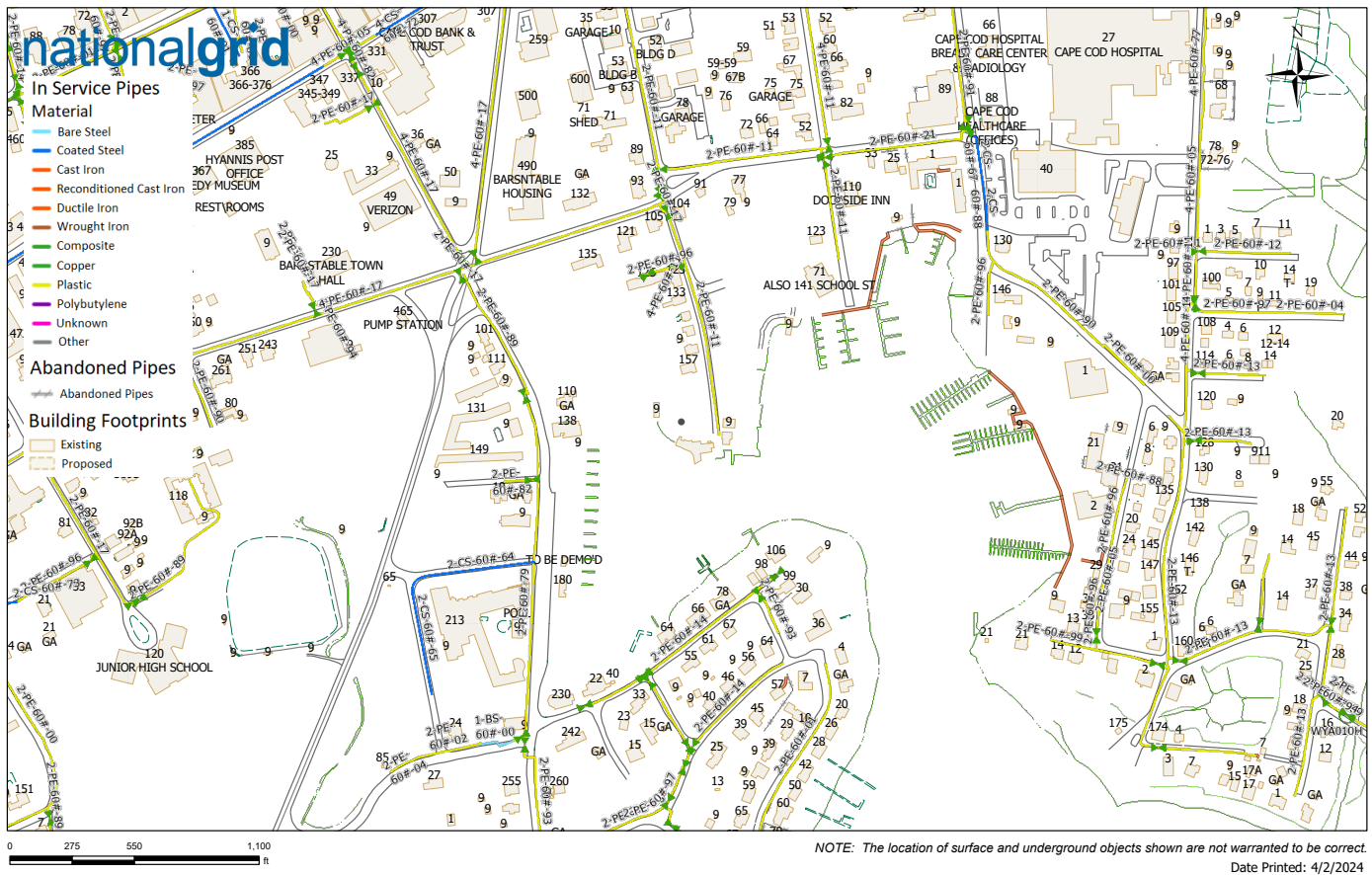


Figure 28: Hyannis Gas System
Source: National Grid, 2024

5.0 WETLAND RESOURCE AREAS

As part of the process of understanding the environmental resources within the Project Site, Tt used MassGIS to view the MassDEP wetland resource areas GIS data layers within the Project Site. Wetland resource areas, as defined by the MassDEP Wetlands Protection Act (“WPA”), at the Project Site were obtained from MassGIS layers, originated from 2005 data and updated in 2017, for the purpose of understanding the general parameters for future planning for the Project Site. The resource areas shown in these MassGIS layers were developed based on conversions from aerial photography. See Figure 29, Wetland Resource Areas and FEMA Flood Zone Designations. This data layer provides context for what wetland resource areas might be within and adjacent to the Project Site. Based on the features obtained from MassGIS and observed onsite, the following wetland resource areas may be present within the Project Site:

- Coastal Bank
- Open Water
- Tidal Flat
- Shrub Swamp

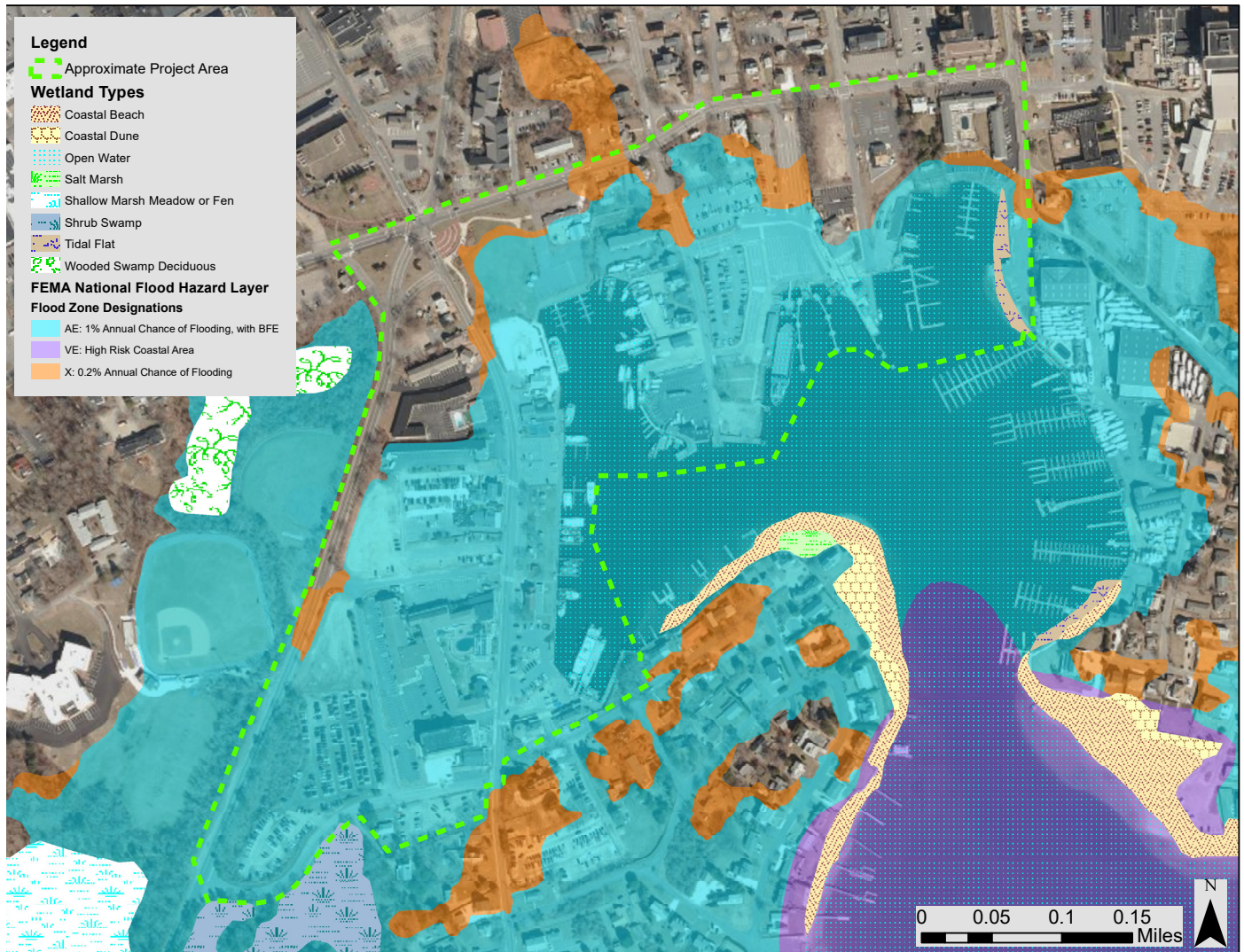


Figure 29: Wetland Resource Areas and FEMA Flood Zone Designations
 Source: MassGIS, 2024; Tetra Tech, 2024

Should any Project work be proposed within these areas, the Town shall confirm the jurisdictional areas that fall under MassDEP regulations under the WPA through the delineation of resource areas by a professional wetland scientist, and follow the WPA regulations accordingly.

According to the most recent FEMA Flood Insurance Rate Maps (“FIRM”), much of the Project Site lays within Zone AE with an elevation (“el.”) of 11 and 12 NAVD 88. See Figure 30, FEMA FIRM 25001C0568J and 25001C0569J.

National Flood Hazard Layer FIRMette

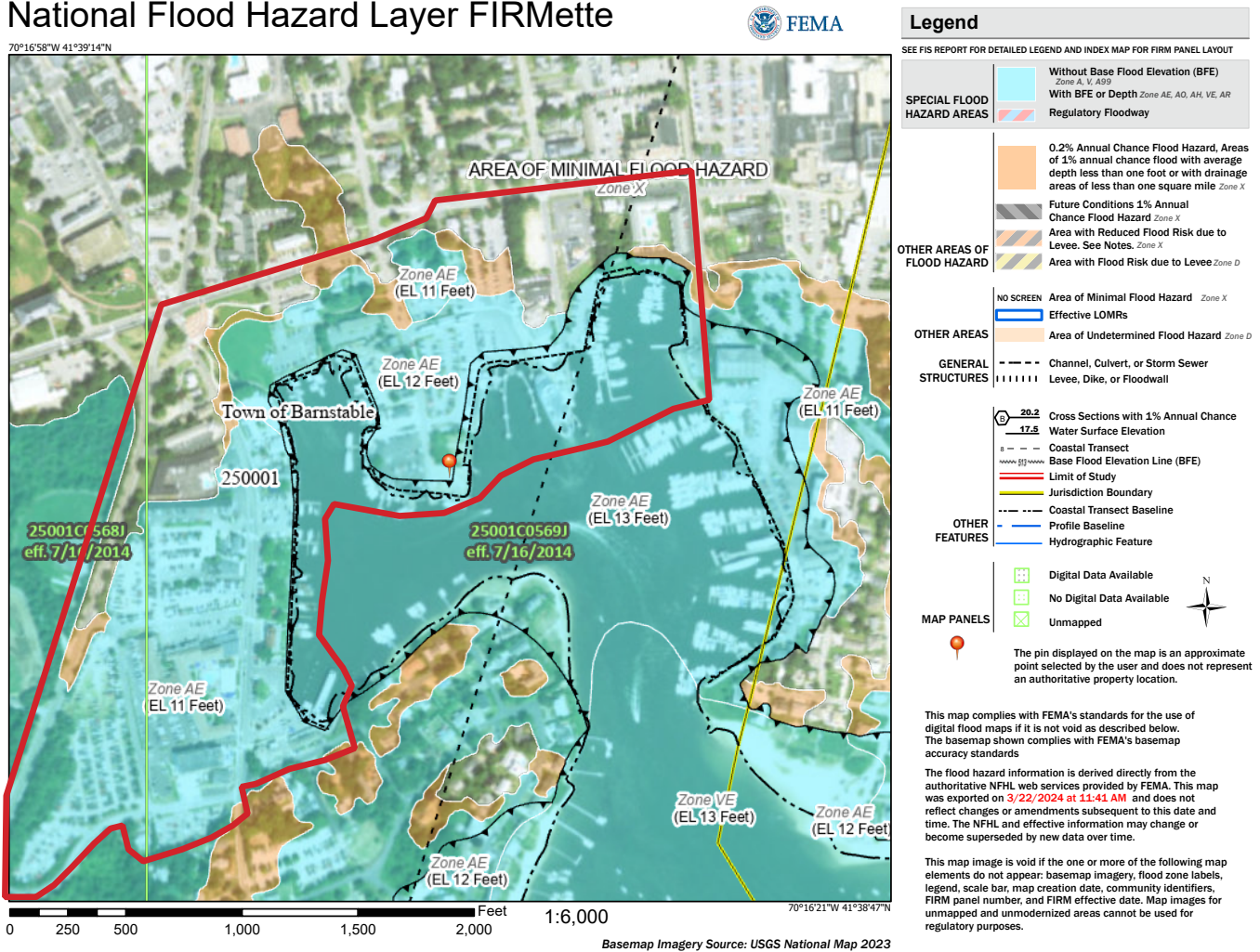


Figure 30: FEMA FIRM 25001C0568J and 25001C0569J
Source: FEMA, 2014; Tetra Tech, 2024



The Limit of Moderate Wave Action (“LiMWA”), which designates areas that receive breaking waves greater than 1.5 feet, also extends into the Project Site. Approximately 147,000 square feet (“sf”) within the Project Site are located within the LiMWA, using the FEMA LiMWA line and present day Mean High Water (“MHW”). This area of land is referred to as the Coastal A Zone, and the LiMWA marks the inland limit of the Coastal A Zone. The calculation mostly excludes floats, docks, and the existing watershed. See Figure 31, LiMWA Extent.



Figure 31: LiMWA Extent
Source: Tetra Tech, 2024

6.0 HISTORIC RESOURCES

The Village of Hyannis has a long history as a coastal community, being originally settled during the colonial period and expanded by the early 1800s. The limited village economy was based almost entirely on the sea, consisting of fishing, coastal trading, and salt making. Beginning in 1825, Hyannis Harbor began to serve as the primary mainland connection to Nantucket, with daily service. The Inner Harbor Breakwater was constructed in 1826 and dredging in the Harbor began in 1829.¹

As part of the Project’s intentions to protect its historic assets with resilient design, Tt conducted a survey of the documented history of Project Site’s structures using MassGIS data. The data layers for the Massachusetts Inventory of Historic and Archeological Assets of the Commonwealth and the State and National Register of Historic Places listed on the Massachusetts Cultural Resource Information System (“MACRIS”) within the vicinity were compiled for the Project Site.

The Project Site is located within the Hyannis Main Street Waterfront Historic District, a Local Historic District. Within the Project Site there are 48 historic resources, which include many of the restaurants, hotels, and marinas as well as public infrastructure such as Bismore Park. See Figure 32, Historic Resources in Area of Potential Effect.

1 Massachusetts Cultural Resource Information System, Hyannis Main Street Waterfront Historic District, 1996.

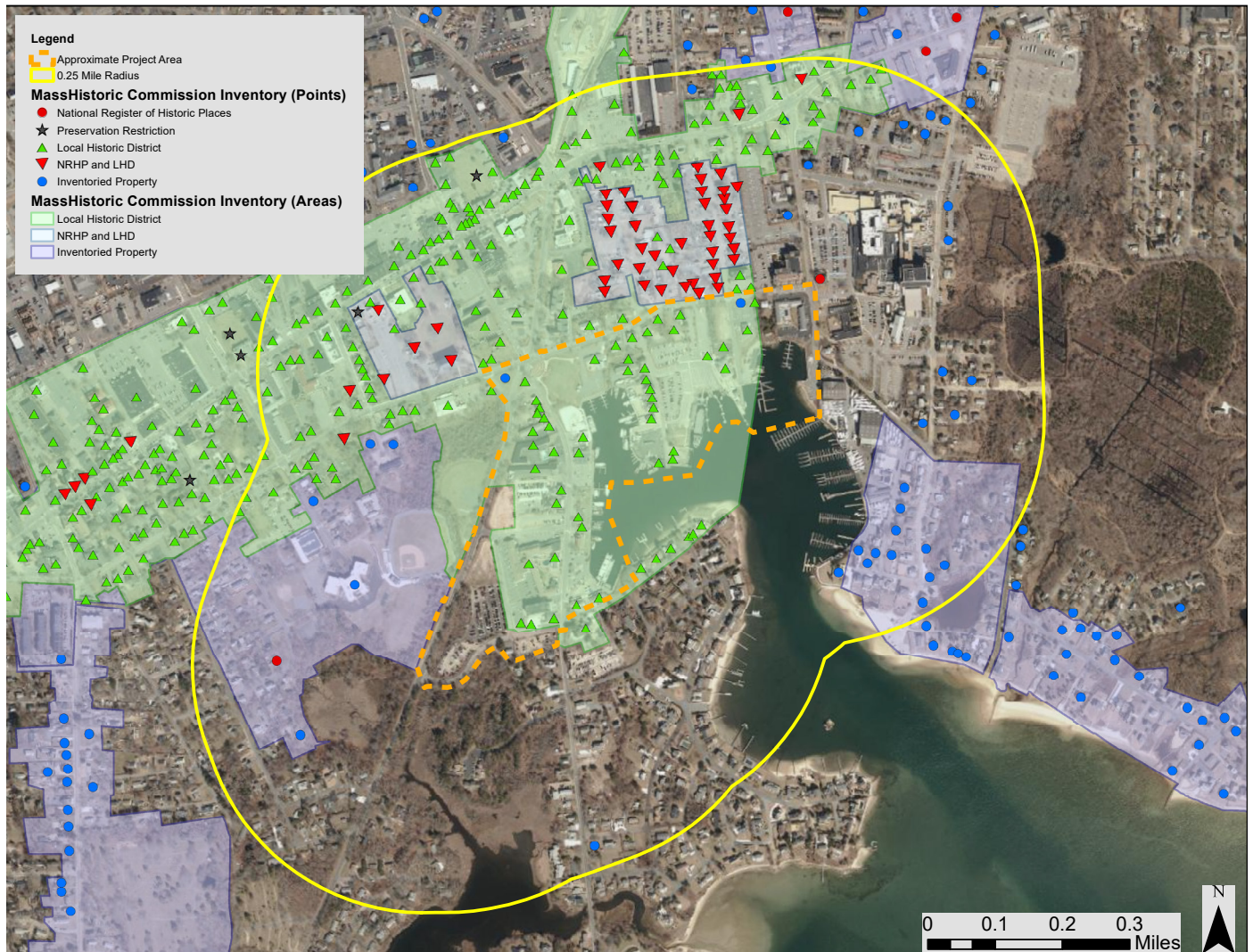


Figure 32: Historic Resources in Area of Potential Effect
 Source: MassGIS, 2024; Tetra Tech, 2024

These resources have received the following designations:

- 2 Inventoried Properties
- 46 Local Historic Designations

Although there are 48 historic resources listed on MACRIS, these properties do not necessarily hold a historic distinction, but are meant to aid future planning efforts by providing an inventory. See Table 1, Individual Historic Inventory Properties Listed on MACRIS within the Project Site.

Table 1: Individual Historic Inventory Properties Listed on MACRIS within the Project Site

Inventory Number	Address	Historic Name	Common Name
BRN.1560	22 Nantucket St		
BRN.1561	24 Nantucket St		
BRN.1720	230 Ocean St	The Mooring Lounge	
BRN.1623	135 South St	Aselton, Michael Park Building	Barnstable Community Youth Center
BRN.1572	120 Ocean St		Hy-Line Gift Shop
BRN.1580	213 Ocean St		Hyannis Harborview Resort Hotel Restaurant
BRN.522	105 Pleasant St	Crowell Homestead	
BRN.521	125 Pleasant St	Bacon, Capt. Edward B. House	
BRN.508	South St	Lewis, Myron P. - Penn, William House	
BRN.1717	111 Ocean St	Mullaney, Owen House	
BRN.1721	235 Ocean St	Hallett, Sears Lafayette House	Hyannis Chowder House Restaurant
BRN.9057	South St	Disabled American Veterans Boulder	
BRN.1615	123 School St	Lewis House	
BRN.1576	147 Ocean St	Hyannis Holiday Motel Pool House	
BRN.1573	138 Ocean St		Harbor House Restaurant and Coffee Shop
BRN.1578	165 Ocean St		Black Cat Restaurant
BRN.1570	119 Ocean St		Harbor House Motel and Condominiums Office
BRN.1575	147 Ocean St	Hyannis Holiday Motel	



Table 1: Individual Historic Inventory Properties Listed on MACRIS within the Project Site

Inventory Number	Address	Historic Name	Common Name
BRN.1613	110 School St		Dockside Inn Bar and Restaurant
BRN.1577	159 Ocean St		
BRN.1619	77R South St		
BRN.1715	101 Ocean St	Hinckley, Capt. Marshall House	
BRN.1730	125 Pleasant St		
BRN.1579	213 Ocean St		Hyannis Harborview Resort Hotel Condominiums
BRN.1609	71 South St	Steamship Authority Ticket Office	
BRN.1614	110 School St		
BRN.951	180 Ocean St	Bismore, Ralph Park Marker	
BRN.520	104 Pleasant St	Crowell, Orin H. House	
BRN.1716	106 Ocean St		
BRN.1607	157 Pleasant St		Hyannis Yacht Sales Office
BRN.1618	77 South St	Crocker, Lot House	
BRN.1612	177 Pleasant St		Baxter's Fish and Chips Restaurant
BRN.9058	Ocean St	Olson, Richard Square Marker	
BRN.1608	71 South St	Woods Hole Steamship Authority Terminal	
BRN.1719	220 Ocean St	Hyannis Harbor Tour Building	Hyannis Ferry Terminal Office
BRN.1581	180 Ocean St	Bismore, Ralph P. Memorial Park Comfort Station	
BRN.1604	137 Pleasant St		Helen-H Deep Sea Fishing Office
BRN.1620	91 South St	Hyannis Municipal Pump House	
BRN.1605	145 Pleasant St		
BRN.1571	119 Ocean St		Harbor House Motel and Condominiums



Table 1: Individual Historic Inventory Properties Listed on MACRIS within the Project Site			
Inventory Number	Address	Historic Name	Common Name
BRN.1603	133 Pleasant St		
BRN.1574	147 Ocean St	Hyannis Holiday Motel	
BRN.1606	149 Pleasant St		
BRN.1621	121 South St		Patriot Apartments
BRN.1602	115 Pleasant St		
BRN.1610	182 Pleasant St		
BRN.1718	111 Ocean St	Mullaney, Owen J. Summer Cottage	
BRN.1611	182 Pleasant St		

Within the Area of Potential Effect (“APE”), a quarter mile radius around the Project Site, there are 298 historic resources, and 7 Historic Districts. These resources have received the following designations:

- 2 Preservation Restrictions
- 7 National Register - Individual Properties
- 38 Inventoried Properties
- 46 National Register Districts
- 53 National Register Multiple Resource Areas
- 258 Local Historic Designations

The Harbor’s history and historic resources have shaped its current identity as a center of commercial fishing, tourism, recreation, and transportation. The Project Site’s historic assets will continue to be integrated into the recommendations and future phases of the Project.

7.0 SUMMARY AND NEXT STEPS

The Project Site contains infrastructure that may be susceptible to damage from coastal flooding. It will continue to review existing conditions information developed by the subconsultants including the scanning survey, preliminary flood vulnerability assessment, and coastal flood mapping. The existing conditions information gathered from this memorandum and the deliverables mentioned above will shape future tasks including recommendations related to conceptual coastal flood resilience, land use and design guidelines, zoning and harbor uses, and economic development.



EXHIBIT 1.0: PROPERTY INVENTORY

ID Number	Address	Owner	Lot Size (Acres)	Zoning District	Current Use	FEMA Flood Zone	Structure (Y/N)	Notes
1	0 Old Colony Road	Town of Barnstable	0.06	HH, AP	Public	N/A	No	
2	101 Ocean Street	Ocean Rose LLC	0.18	HH, AP	Residential	N/A	Yes	
3	111 Ocean Street	American Youth Hostels Inc	0.45	HH, AP	Hotel/Motel	Flood Zone X	Yes	HI Hyannis Hostel
4	119 Ocean Street	Sai Prabhu LLC	0.48	HH, AP	Hotel/Motel	Flood Zones AE and X	Yes	Cape Cod Harbor House Inn & Parking
5	131 Ocean Street	131 Ocean Street LLC	1.13	HH, AP	Hotel/Motel	Flood Zone AE	Yes	Ocean Street Inn & Parking
6	149 Ocean Street	149 Ocean Street LLC	0.77	HH, AP	Hotel/Motel	Flood Zone AE	Yes	Ocean Street Inn & Parking
7	45 Bond Court	Shore, Carylyn A TR	0.76	HH, AP	Parking	Flood Zone AE	No	
8	165 Ocean Street	Atsalis, Constantine R TR	0.85	HH, AP	Commercial	Flood Zone AE	Yes	Black Cat Tavern & Parking
9	159 Ocean Street	Colombo, David L TR	0.16	HH, AP	Commercial	Flood Zone AE	Yes	Black Cat Harbor Shack & Parking
10	175 Ocean Street	Shore, Carylyn A TR	0.53	HH, AP	Parking	Flood Zone AE	No	
11	65 Bay Street	Greco, Antonina M & TRS	1.07	HH, AP	Parking	Flood Zone AE and X	No	
12	85 Bay Street	Greco, Antonina M & TRS	1.70	HH, AP	Parking	Flood Zone AE	No	
13	60 Nantucket Street	Hyannis Harbor Tours Inc	0.98	HH, AP	Parking	Flood Zone AE	No	
14	213 Ocean Street	Harborview Hotel Investors LLC	3.69	HH, AP	Hotel/Motel	Flood Zone AE	Yes	Hyannis Harbor Hotel & Parking, Raw Bar at the BlueWater Grille

15	24 Nantucket Street	HHH Ocean Street LLC	0.18	HH, AP	Parking	Flood Zone AE	No	
16	22 Nantucket Street	235 Ocean Street LLC	0.13	HH, AP	Parking	Flood Zone AE	No	
17	235 Ocean Street	235 Ocean Street LLC	0.21 ac	HH, AP	Commercial	Flood Zone AE	Yes	For Lease Restaurant Space
18	37 Nantucket Street	Greco, Antonina M & Shore, Carylyn A TRS	0.01 ac	HH, AP	Vacant Land	Flood Zone AE	No	
19	27 Nantucket Street	Hyannis Harbor Tours Inc	0.16 ac	HH, AP	Transportation	Flood Zone AE	Yes	Hy-Line Marketing Building
20	23 Nantucket Street	Hyannis Harbor Tours Inc	0.19 ac	HH, AP	Parking	Flood Zone AE	No	
21	247 Ocean Street	Hyannis Harbor Tours Inc	0.47 ac	HH, AP	Parking	Flood Zone AE and X	No	
22	135 South Street	Town of Barnstable	2.91 ac	HH, AP	Public	Flood Zone AE and X	Yes	Michael K. Aselton Memorial Park, Cape Cod Maritime Musuem, Harborwalk, Town-owned Boat Slips (Gateway Marina) & Parking Chapter 91 License No. 6894 and 14270
23	120 Ocean Street	Viegas, Pamela & DeMartino, Susan TRS	0.72 ac	HH, AP	Mixed-Use	Flood Zone AE and X	Yes	Spanky's Gift Shop, Hy-Line Bait and Tackle, Parking
24	134 Ocean Street	Hyannis Harbor Tours Inc	0.13 ac	HH, AP	Commercial	Flood Zone AE	Yes	Spanky's Clam Shack and Seaside Saloon

25	138 Ocean Street	Hyannis Harbor Tours Inc	0.17 ac	HH, AP	Commercial	Flood Zone AE	Yes	Spanky's Clam Shack and Seaside Saloon, Cape Rib Tours, Hy-Line Cruises - Deep Sea Fishing & Hyannis Harbor Cruises, Pirate Adventures Hyannis
26	180 Ocean Street	Town of Barnstable (Rec)	1.69 ac	HH, AP	Public	Flood Zone AE	Yes	Bismore Park, Harbormaster, Public Toilets, Tourist Information Office, Parking Chapter 91 License No. 1858, 2525, and 6342
27	220 Ocean Street	Hyannis Harbor Tours Inc	0.61 ac	HH, AP	Transportation	Flood Zone AE	Yes	Hy-Line Cruises, Thrifty Car Rental Chapter 91 License No. 1868, 14037, and 14163
28	230 Ocean Street	Hyannis Harbor Tours Inc	0.17 ac	HH, AP	Commercial	Flood Zone AE	Yes	The Landing Café, Cape Cod 5 ATM
29	40 Channel Point Road	Hyannis Harbor Tours Inc	0.24 ac	RB, AP	Transportation	Flood Zone AE	No	Private park, harborwalk
30	121 South Street	Sawyer, Gary M	0.27 ac	HH, AP	Residential	Flood Zone AE and X	Yes	Patriot Apartments
31	105 Pleasant Street	105 Pleasant Street Realty LLC	0.26 ac	HH, AP	Mixed-Use	Flood Zone AE and X	Yes	Rise Private Wealth Management - Ameriprise Financial Services, LLC
32	115 Pleasant Street	Town of Barnstable (CPA)	0.35 ac	HH, AP	Public	Flood Zone AE and X	No	Pleasant Street Park

33	125 Pleasant Street	Gauthier, Maurice M & McCarthy, Brenda S TRS; Psomos Penelope; Nantucket House Associates; Bleau, Alfred A TR et al; Rooney, Edward C & Mary F TRS; Mirulla, Alfred & Beatrice I; Erbay, Nazli TR	0.46 ac	HH, AP	Residential	Flood Zone AE and X	Yes	Nantucket House Condominiums
34	133 Pleasant Street	Baxter, Hudson H TR	0.25 ac	HH, AP	Mixed-Use	Flood Zone AE	Yes	All Cape Boat Rentals, Anchor & Buoy Marine, Residential
35	137 Pleasant Street	Huckemeyer, Carolann & Joseph A TRS	0.17 ac	HH, AP	Mixed-Use	Flood Zone AE	Yes	Helen H Deep Sea Fishing, Residential Chapter 91 License No. 1876, 2911, and 7014
36	145 Pleasant Street	Baxter, Elizabeth F TR	0.1 ac	HH, AP	Residential	Flood Zone AE	Yes	
37	149 Pleasant Street	Baxter, Hudson H TR	0.26 ac	HH, AP	Mixed-Use	Flood Zone AE	Yes	Residential Chapter 91 License No. 12761

38	157 Pleasant Street	Goodwin, Robert H TR	0.37 ac	HH, AP	Commercial	Flood Zone AE	Yes	Oyster Harbors Marine Chapter 91 License No. 14577 and 15024
39	167 Pleasant Street	Baxter, Samuel T & Rebecca C TRS	0.11 ac	HH, AP	Commercial	Flood Zone AE	No	Parking for Baxter's Boathouse and Wharf
40	177 Pleasant Street	Baxter, Samuel T & Rebecca Carson TRS	0.45 ac	HH, AP	Commercial	Flood Zone AE	Yes	Baxter's Boathouse and Wharf & Parking Chapter 91 License No. 6937 and 12564
41	190 Pleasant Street	Town of Barnstable (LDG)	0.01 ac	HH, AP	Public	Flood Zone AE	No	Dock Chapter 91 License No. 11878
42	91 South Street	Town of Barnstable (MUN)	0.16	HH, AP	Public	Flood Zone AE	Yes	Former Utility Building
43	102 Pleasant Street	Ack N Bax Realty, LLC	0.38 ac	HH, AP	Commercial	Flood Zone AE and X	Yes	Cape Cod Financial Services - The Law Office of Sean M. Igoe & Parking
44	124 Pleasant Street	Tulman, Michael M TR	0.6 ac	HH, AP	Parking	Flood Zone AE and X	No	
45	77 South Street	Skende, Victor F & Beverly F TRS	0.26 ac	HH, AP	Residential	Flood Zone AE and X	Yes	Apartment Building

46	71 South Street	Woods Hole, Martha's Vineyard &	4.6 ac	HH, AP	Transportation	Flood Zone AE and X	Yes	Steamship Authority Passenger Terminal, Parking, Hyannis Harbor Park Chapter 91 License No. 4321, 11959, 12387, and 13305
47	182 Pleasant Street	Town of Barnstable (MUN)	0.18	HH, AP	Public	Flood Zone AE	No	Landing, Parking Chapter 91 License No. 11878
48	115 School Street	Shoestring Properties LP	0.57 ac	HH, AP	Residential	N/A	No	Currently Vacant
49	123 School Street	Woods Hole, Martha's Vineyard &	0.12 ac	HH, AP	Parking	N/A	No	Steamship Authority Parking
50	110 School Street	Shoestring Properties LP	0.77 ac	HH, AP	Residential	N/A	No	Currently Vacant Chapter 91 License No. 12880
51	0 School Street	0 Ocean Street LLC	0.59 ac	HH, AP	Commercial	Flood Zone AE	No	Dockside Marina & Parking Chapter 91 License No. 12880 and 14725
52	29 South Street	Trotto, John J	0.65 ac	HH, AP	Residential	Flood Zone AE	Yes	
53	1 South Street	LCOF Hyannis Investment LLC	1.29 ac	HH, AP	Hotel/Motel	Flood Zone AE and X	Yes	Anchor In & Parking Chapter 91 License No. 1903, 2003, 13458, and 13568,
54	147 Lewis Bay Road	Town of Barnstable (LDG)	0.62 ac	HH, AP	Public	Flood Zone AE and X	No	Gary R. Brown Boat Ramp & Parking

EXHIBIT 2.0: EXISTING DOCUMENTATION LIST

As part of the data collection task of the Hyannis Harbor MVP Resilience Plan (the “Project”), Tetra Tech (“Tt”) reviewed the following record documents, and planning documents, and existing Chapter 91 Licenses of the Project Site provided by the Town of Barnstable (the “Town”), and additional Chapter 91 Licenses of the Project Site provided by the Massachusetts Department of Environmental Protection (“MassDEP”).

2.1 RECORD DOCUMENTS REVIEWED

- Ralph W. Bismore Park and Theodore P. Aselton Park Bulkhead Rehabilitation Plan Set, 1997
 - » Prepared by Nucci Vine Associates
- Plan Showing Barnstable Road Drainage System, 2000
 - » Prepared by Town of Barnstable D.P.W. Engineering Division
- Plan of Land in Barnstable (Hyannis) MA for the Town of Barnstable D.P.W. – Survey Section, 2007
 - » Prepared by Town Surveyor and Town Engineer
- Bismore Park Renovation Project North and South Elevations, 2010
 - » Prepared by Bargmann Hendrie + Archetype, Inc.
- Pleasant Street Dock Conceptual Design Plan Set, 2011
 - » Prepared by Kennen Landscape Architecture
- Downtown Hyannis Harbor Plan Overall Schematic Connectivity Plan, 2011
 - » Prepared by Kennen Landscape Architecture
- Proposed Vessel Pump Out Facility, Town of Barnstable and Hy-Line Cruises Plan Set, 2014
 - » Prepared by Coastal Engineering Company, Inc.
- Bismore & Gateway Vessel Usage, 2021
 - » Prepared by the Town of Barnstable

2.2 PLANNING DOCUMENTS REVIEWED

- Bismore Park & Gateway/Aselton Park Marinas Regulatory Compliance Review Draft Letter Report, 2014
 - » Prepared by CLE Engineering, Inc.
- Parking Implementation Strategies: Wayfinding and Connectivity DRAFT Memorandum, 2019
 - » Prepared by Nelson Nygaard
- Hyannis Bismore Park Study, 2021
 - » Prepared by Utile Architecture & Planning
- Barnstable Community Resilience Building Workshop Summary of Findings
 - » Prepared by the Town of Barnstable and the Cape Code Commission, 2019
- Town of Barnstable 2022 Hazard Mitigation Plan Update, 2022
 - » Prepared by the Town of Barnstable and Woodard & Curran
- Draft Development of Regional Impact Decision for the Cape Cod Hospital Cancer and Cardiology Expansion, 2022



- » Prepared by the Cape Cod Commission
- Cape Cod Low Laying Roads Barnstable Ocean Street Adaptations, 2023
 - » Prepared by Woods Hole Group
- Bismore Park Marina Bulkhead Draft Basis of Design, 2024
 - » Prepared by Foth Infrastructure & Environment, LLC

2.3 CHAPTER 91 LICENSES REVIEWED

- No. 1868 Hy-Line Cruises, November 25, 1988
- No. 1903 Rexford and Patricia Arnett, January 27, 1989
- No. 2003 Lewis Bay Motel-Restaurant-Marina, Inc., August 3, 1990
- No. 2524, Town of Barnstable, November 30, 1990
- No. 2911, Robert F. Dionisi, Jr., March 27, 1992
- No. 4321 Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority, March 9, 1995
- No. 6894 Town of Barnstable, April 1997
- No. 6342 Town of Barnstable, June 5, 1997
- No. 6937 Robert Goodwin, September 5, 1997
- No. 7014 Joseph and Carol Huckemeyer, September 1, 1998
- No. 11878 Town of Barnstable, August 30, 2007
- No. 11959 The Steamship Authority, January 2, 2008
- No. 12387 Woods Hole, Martha's Vineyard & Nantucket Steamship Authority, March 16, 2009
- No. 12564 Pleasant Street Realty Trust, November 3, 2009
- No. 12761 Joseph Huckemeyer, July 22, 2010
- No. 12880 Dockside Realty Trust, December 3, 2010
- No. 13305 Woods Hole, Martha's Vineyard and Nantucket Steamship Authority, August 2, 2012
- No. 13458 Hyannis Building & Developing Associates, Inc., March 27, 2013
- No. 13568 Hyannis Building & Developing Associates, Inc., September 19, 2013
- No. 14037 Hyannis Harbor Tours, Inc., December 32, 2015
- No. 14163 Hyannis Harbor Tours, Inc., August 29, 2016
- No. 14270 Town of Barnstable, November 1, 2016
- No. 14577 Deep Water Realty Trust, December 5, 2017
- No. 14725 Dockside Marina, LLC, September 28, 2018
- No. 15024 Deep Water Realty Trust, July 29, 2020

