

HPCC2.3 ~~Scenic Roadways and Vistas~~ Avoid Impacts to Scenic Resources

New development shall be sited and designed to avoid ~~A~~adverse ~~V~~visual ~~I~~impacts to ~~S~~scenic ~~areas~~Resources. ~~Visual Impact Assessments (VIA) may be required as part of the project review shall be required for DRI review of any WECF in the Cape Cod Ocean Planning Area as defined in the Cape Cod Ocean Management Plan dated October 2011 and shall be conducted in accordance with Technical Bulletin #12-001, as amended. VIA may be required as part of DRI review of other Development based upon staff recommendation and vote of the Regulatory Committee that a VIA is necessary to evaluate impacts from the Development.~~

Development proposed adjacent to scenic roads or vistas shall preserve distinctive features of the scenic resource including tree canopy, wooded road edges, stone walls, winding road character, and scenic views. Development adjacent to or within scenic vistas shall be clustered and designed to limit the visibility of the new development.