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CAPE COD COMMISSION

DEVELOPMENT OF REGIONAL IMPACT EXEMPTION DECISION

DATE:	March 19, 2026
PROJECT:	Riverview School Hyannis (CCC File No. 25023)
APPLICANT:	Riverview School, Inc.
PROPERTY OWNER:	Riverview School, Inc.
PROPERTY/SITE:	35 Scudder Ave, Hyannis 02601
ASSESSORS REFERENCE:	Map 289 Parcel 110
TITLE REFERENCE:	BCRD Book 37263 Page 268 (Removal of Condominium) BCRD Book 37263 Page 263 (Unit 1A) BCRD Book 36649 Page 337 (Unit 1B) BCRD Book 36295 Page 216 (Unit 2)

SUMMARY

The Cape Cod Commission ("Commission") hereby approves the application of Riverview School, Inc. ("the Applicant") for a Development of Regional Impact ("DRI") Exemption, pursuant to Section 12k of the Cape Cod Commission Act ("Act"), c. 716 of the Acts of 1989, as amended, for the proposed renovation of the existing +/- 100,000-sf restaurant and conference center with associated parking and landscaping improvements. The Decision is rendered pursuant to a vote of the Commission at its meeting on March 19, 2026.

FINDINGS

The Cape Cod Commission hereby finds and determines as follows:

F1. The Applicant is proposing exterior and interior renovations and associated site improvements to the existing +/- 100,000-sf building at 35 Scudder Ave in Hyannis, collectively the "Project".

F2. The Applicant proposes the Project to change the existing use of the building as a resort and conference center to accommodate educational and recreational programming designed for adult student alumni of the Riverview School.

F3. The Project will include a health club and pool, which may be open to members of the public.

F4. The Project literally qualifies as a DRI because it meets or exceeds the DRI review threshold appearing in Section 3(f)(i) of the Enabling Regulations Governing Review of Developments of Regional Impact, *Chapter A of the Code of Cape Cod Commission Regulations of General Application*, as amended November 17, 2021 ("Enabling Regulations"). Said Section provides that *"[a]ny proposed Change of Use...involving commercial, service, retail, wholesale, industrial, private office, private health, private recreational or private educational uses...[w]here the Gross Floor Area of the building(s), or that portion of a building, subject to the Change of Use, is greater than 10,000 square feet"* is presumed to be a DRI.

F5. Where a proposed development literally qualifies as a DRI, Section 12(k) of the Cape Cod Commission Act and Section 7 of the Enabling Regulations state:
"Any applicant may apply to the Commission for an exemption from Commission review... where the location, character and environmental effects of the development will prevent its having any significant impacts on the values and purposes protected by the Act outside of the municipality in which the development is to be located."

F6. The Town of Barnstable submitted a mandatory DRI referral for the Project on December 19, 2025.

F7. A hearing officer held a proforma hearing on February 26, 2026 to open the hearing period on the Project.

F8. The Applicant submitted application materials for a DRI Exemption on January 29, 2026. Additional materials were submitted throughout February 2026. The DRI Exemption application was determined to be complete on February 27, 2026.

F9. A hearing to consider the DRI Exemption request was held at the meeting of the full Cape Cod Commission on March 19, 2026. At that meeting, the Commission voted to approve the DRI Exemption, finding that the Applicant adequately demonstrated that the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

F10. The proposed Project proposes renovations to an existing building associated with a Change of Use. While there will be improvements to stormwater management and parking areas, there is no significant expansion to the existing building.

F11. The Change of Use from commercial hotel and conference center to a private educational and recreational use is not expected to result in significant impacts to the regional economy.

F12. The proposed Project would not result in regional impacts to the transportation network. The Applicant submitted a Traffic Impact Evaluation (TIE), dated December 22, 2025. The TIE concludes that the proposed Project is predicted to generate 986 fewer vehicle trips on an average weekday; 20 fewer vehicle trips during the weekday morning peak-hour; and 121 fewer vehicle trips during the weekday evening peak-hour.

F13. To the extent that the Applicant proposes modifications to the building exterior, the proposal will not result in regional impacts to community design.

F14. The proposed Project will not have regional impacts on water resources. The Project proposes a reduction in impervious area and an increase in vegetated areas. The Project is connected to sewer and will reduce nitrogen loading as compared to the existing conditions.

F15. The Project proposes redevelopment of an existing building and avoids regional impacts to wildlife and plant habitat, wetlands, and open space.

F16. The Project will not directly impact any historic resources and it is unlikely to have a visual impact on any historic area.

CONCLUSION

Based on the above Findings, the Commission hereby further finds and determines that, though the Project literally qualifies as a DRI, it may nonetheless be exempted from Commission DRI review because the Project will have no significant impacts on the values and purposes specified in Section 1 of the Cape Cod Commission Act outside of the municipality in which it is proposed due to the Project location, character, and environmental effects. As such, the Commission hereby approves the DRI Exemption requested by the Applicant for the Project described herein, subject to the Conditions, below.

CONDITIONS

C1. This Decision shall be final when the appeal period set out in Section 17 of the Cape Cod Commission Act has elapsed without appeal (or if such an appeal has been filed, when the appeal has been finally settled, dismissed, adjudicated, or otherwise disposed of in favor of the Applicant). Thereafter, pursuant to Section 12(k) of the Act, the Applicant has three (3) years from the date of this written decision to exercise the right granted hereunder.

C2. A copy of the Decision, when final, shall be recorded with the Barnstable County Registry of Deeds.

C3. This Decision applies only to the Project as described herein. If further development that meets or exceeds the mandatory DRI Review thresholds under *Chapter A of the Code of Cape Cod Commission Regulations of General Application* is proposed on the Property, the development shall be referred to the Commission.

C4. The Project shall be constructed according to the following Approved Project Plans:

- Site Plan set entitled "*Day 1 – Riverview Friends Forever Campus, 35 Scudder Avenue, Hyannis MA 02601*" by Landscape Plan set entitled "Riverview Friends Together Community Center, 35 Scudder Ave, Barnstable, MA 02601" prepared by Baxter Nye Engineering & Surveying and Pesce Engineering & Associates for Riverview School, Inc. dated 09/10/2025 and revised 09/23/2025 consisting of the following sheets:
    - C1.0 Legend and General Notes Plan
    - C2.0 Existing Conditions Plan
    - C3.0 Site Layout Plan
    - C3.1 Construction Notes and Zoning Table
    - C3.2 Truck Turning Template Plan
    - C4.0 Grading and Drainage Plan
    - C6.0 Details Plan
    - C6.1 Details Plan
- Landscape Plan set entitled "*Riverview Friends Together Community Center, 35 Scudder Ave, Barnstable, MA 02601*" prepared by SV Design and MDLA for Riverview School, Inc. dated 02/05/2026 and revised 02/27/2026, consisting of the following sheets:
    - L001 Landscape Key Plan
    - L201 Landscape Materials Plan (North)
    - L301 Landscape Layout Plan (North)
    - L401 Landscape Planting Plan (North)
    - L501 Landscape Lighting Plan (North)
    - L601 Landscape Grading Plan (North)
- Architectural Site Plan entitled "*Riverview Friends Together Campus, 35 Scudder Ave Hyannis, MA 02601*" prepared by SV Design for Riverview School, Inc. dated 09/26/2025, Sheet A0.16
- Elevation Plan entitled "*Riverview Friends Together Campus - The Barn, 35 Scudder Ave Barnstable, MA 02601*" prepared by SV Design for Riverview School, Inc. dated 04/16/2025, Sheet A2.01

C5. Approved Project Plans may be supplemented or modified after review and approval of Commission staff for consistency with this Decision.

SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE

Executed this 19th day of March 2026

For the Cape Cod Commission by:

Thomas Wilson

Thomas Wilson, Chair

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

March 25, 2026

Before me, the undersigned notary public, personally appeared Thomas Wilson, in his capacity as Chair and on behalf of the Cape Cod Commission, whose name is signed on the preceding or attached document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [ ] photographic identification with signature issued by a federal or state governmental agency, [ ] oath or affirmation of a credible witness, or [X] personal knowledge of the undersigned.

Lisa Dillon

Notary Public

My Commission Expires: 8-28-26

LISA P. DILLON
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 28, 2026