Public Comment

Riverview School Hyannis-25032-Barnstable

Submitted By: Neil Martin AIA
Town/Village: North Falmouth
Submission Date/Time: 3/14/2026 2:43 PM
via online form

Comment

Neil Harper Martin, AIA
Architect
69 Pequossett Ave
North Falmouth, MA 02556

Dear Members of the Cape Cod Commission,

As a long-standing resident of Cape Cod, a registered architect in the State of Massachusetts, a member of the American Institute of Architects, and the parent of two special needs children connected to Riverview School, I respectfully submit that the proposed project merits exemption from DRI review. Please note that the record indicates agreement from Cape Cod Commission staff regarding this position. I would like to present the following observations:

1. The proposed architectural transformation of the façade represents a substantial improvement and will foster a renewed sense of community within the area.

2. The change in use from a transient hotel to an institutional and full-time residential facility will enhance security for both the property and the Hyannis community at large.

3. The landscape and grading plans demonstrate notable advancements over the existing hotel, contributing positively to the site's scale and sense of community as part of the overall redevelopment.

4. The project is highly sustainable, both in terms of carbon footprint and other key factors. Rather than demolishing and rebuilding, it utilizes the existing structure. To comply with Massachusetts code requirements, the facility will be extremely energy efficient and will incorporate access to public transportation for residents.

5. The intended use will provide significant benefits to the community. Riverview School aims to create a publicly accessible and welcoming environment, particularly for those with the greatest needs. Transitioning from a hotel serving tourists to a community-focused asset, this facility will offer enduring value to the Cape Cod region.

Having participated on numerous committees—including zoning and urban trusts—I strongly believe in the public benefit of this project. Although it technically falls within the suggested guidelines for review, its positive impact on Cape Cod should be commended.

I encourage once again exemption from DRI review.

Thank you for your consideration.

Sincerely,
Neil H. Martin, AIA

PDF File submitted: Yes