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MASS. HIST. COMM

RC.70251

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD

BOSTON, MASS. 02125

617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

RC.70251

2/19/26

Joshua Dorin
Preservation Planner
Massachusetts Historical Commission

Date

Project Name: Riverview School Inc. - Riverview Friends Forever Campus

Location / Address: 35 Scudder Ave

City / Town: Hyannis, MA 02601

Project Proponent

Name: Riverview School Inc. - Riverview Friends Forever Campus

Address: 551 Route 6A

City/Town/Zip/Telephone: East Sandwich, MA 02537

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Cape Cod Commission	Review of Development of Regional Impact
Barnstable Site Plan Review Committee	Site Plan Review Permit
Barnstable Zoning Bd. of Appeals	Modification of an Existing Special Permit

Project Description (narrative):

The project includes the renovation of the existing 3-story conference center and its exterior facades of the large overhangs and mansard roofs. New facades and covered porches are proposed. A small addition is also proposed at the main entrance, with a new circulation and drop off area, along with new landscaping. The rear outdoor pool area will be replaced with a new 2nd floor egress ramp and amenity area which will include outdoor seating and gathering areas.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No buildings will be demolished. Demolition is limited to the areas needed to accommodate the existing building renovations/modifications, and rear pool area removal.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Yes, per the previously described renovation of the existing conference center building.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

No new buildings will be constructed. New construction is limited to the small new addition proposed at the main entrance, and the rear outdoor seating & gathering area (of a previously disturbed area).

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify. No

What is the total acreage of the project area?

Woodland	0.0 acres	Productive Resources:	
Wetland	0.0 acres	Agriculture	0.0 acres
Floodplain	0.0 acres	Forestry	0.0 acres
Open space	0.0 acres	Mining/Extraction	0.0 acres
Developed	7.11 acres	Total Project Acreage	7.11 acres

What is the acreage of the proposed new construction? 1.85 acres **(See the attached Site Layout Plan with the Project & Exterior Disturbance Area shown)**

What is the present land use of the project area?

The project site is currently used as a conference center, lounge, and office space.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See attached USGS Map & Site Photos

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Edward L. Pesce Date: 23 Jan 2026

Name: Edward L. Pesce, P.E

Address: Pesce Engineering & Associates, Inc., 43 Porter Lane

City/Town/Zip: West Dennis, MA 02670

Telephone: 508-333-7630

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.