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MICHAEL D. FORD
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October 30, 2026

Jordan Velozo
Chief Regulatory Officer
Cape Cod Commission
3225 Main Street (Route 6A)
Barnstable, MA 02630

RE: Riverview School, Inc.
35 Scudder Avenue, Hyannis Port, MA 02601
Riverview Phase 2 Housing DRI
Application for Development of Regional Impact

Dear Commission Members:

Please be advised that this office represents the Riverview School, Inc., who are the owners of the property located at 35 Scudder Avenue, Hyannis Port, MA 02601, which is the subject property of this application.
The Riverview School, Inc. is seeking a Development of Regional Impact for Phase 2 of their proposed project at this site.

Attached please find the following Application materials:

1. **"Exhibit 1"** – 2026-10-30 - **Riverview Phase 2 Housing DRI -** Application Cover Sheet
2. **"Exhibit 2"-** 2026-10-30 - **Riverview Phase 2 Housing DRI -** Project Narrative - Prepared by Ford & Ford Attorneys
3. **"Exhibit 3" - Riverview Phase 2 Housing DRI -** Deeds for the subject property (3) – TFG Hyannis Hospitality, LLC to Riverview School, Inc. - Unit Deed – Unit 2 - Bk 36295 Pg 216; Scudder Avenue LLC to Riverview School, Inc. – Unit Deed – Unit 1-B - Bk 36649 Pg 337; Scudder Avenue LLC and Hudson GS3 LLC to Riverview School, Inc. – Unit Deed – Unit 1-A – Bk 37263 Pg 263
4. **"Exhibit 4" Riverview Phase 2 Housing DRI -** Removal of Condominium from Provisions of M.G.L. Chapter 183 A – Bk 37263 Pg 268
5. **"Exhibit 5" - Riverview Phase 2 Housing DRI -** Town of Barnstable Assessor's Field Card

6. **"Exhibit 6"** – 2026-09-08 - **Riverview Phase 2 Housing DRI** - Project Notification Form and Topo Map and Attachments - filed 9-8-2026 MHC
7. **"Exhibit 7"** - 2026-10-29 **Riverview Phase 2 Housing DRI** - Riverview CCC Submittal Composite Site Plans – Prepared by Baxter & Nye Engineering & Surveying and Pesce Engineering & Associates, Inc., Dated July 27, 2026, Revisions Dates September 7/29/26, 6/7/26, 8/14/26, and 10/29/26 – C0.0 – C6.2 (16 sheets)
8. **"Exhibit 8"** - 2026-01-08 - **Riverview Phase 2 Housing DRI** - Architectural Plans and Existing Photos – Prepared by SV Design LLC (9 sheets)
9. **"Exhibit 9"** - 2026-08-12 - **Riverview Phase 2 Housing DRI** - Deign Narrative – Prepared by SV Design LLC, Dated August 12, 2026
10. **"Exhibit 10"** - 2026-08-28 - **Riverview Phase 2 Housing DRI** - Traffic Impact Evaluation – Prepared by Vanasse & Associates, Inc., Dated August 28, 2026 (26 sheets)
11. **"Exhibit 11"** - 2026-08-12 - **Riverview Phase 2 Housing DRI** - Water Resources & Drainage Analysis Narrative – Prepared by Pesce Engineering & Associates, Inc., Dated August 12, 2026; and Supplemental Memorandum dated October 30, 2026.
12. **"Exhibit 12"** - 2026-08-28 - **Riverview Phase 2 Housing DRI** - Certified List of Abutters and Labels – Prepared by Town of Barnstable
13. **"Exhibit 13" - Riverview Phase 2 Housing DRI** - Certification of Local Filing – To be uploaded and filed upon delivery to Town Departments and Officials.
14. **"Exhibit 14"** - 2026-10-30 - **Riverview Phase 2 Housing DRI** - List of Permits and Regulatory Requirements
15. **"Exhibit 15"** – 2026-10-30 - **Riverview Phase 2 Housing DRI** -Energy memo from Project Manager Tom Koch addressing each area
16. **"Exhibit 16"** – 2026-10-29 - **Riverview Phase 2 Housing DRI** - Landscape Plan Set = Prepared by MDLA Dated 10/29/26 (8 sheets)
17. **"Exhibit 17"** – 2026-10-27 - **Riverview Phase 2 Housing DRI** - Riverview Phase 2 DRI Referral – Town of Barnstable, Dated10/27/26

The filing fee for the DRI will be paid by check and delivered to the CCC offices.

Sincerely,

Michael D. Ford, Esq.
Attorney for Riverview School, Inc.

Cc: Clients