RECEIVED

MAR 18 2026

CAPE COD COMMISSION

To: Cape Cod Commission

From: Ford & Ford Attorneys

RE: Riverview Support Letters for file

Please find enclosed a copy of support letters for the file which were submitted directly to the Applicant. Letters have been numbered and labeled on the chart below for your convenience:

1. **BLT Letter Support Letter – Dated 3-12-26**
2. **CCC-Friends Together-Simpson- Dated 3-17-26**
3. **Michael Maguire Letter – Dated 3-13-26**
4. **Erik Trojian Letter – Dated 3-19-26**
5. **Friends Together Support Letter Glickman – Dated 3-19-26**
6. **GHCA Riverview Support Letter – Dated 3-15-26**
7. **Geline Midouin Letter – Dated 3-19-26**
8. **Jen & Josh Johnson Letter – Dated 3-19-26**
9. **Neil Harper Martin Letter – Dated 3-16-26**
10. **Bob Murphy, Portside Tavern Letter – Dated 3-16-26**
11. **John J. Hynes, Jr. Letter – Dated 3-9-26**
12. **Dylan Fernandes, State Senator Letter – Dated 3-4-26**
13. **Save Twin Brooks Inc Letter – Dated 3-9-26**
14. **Dhaval Prajapati – Comfort Inn Support Letter = Dated 3-11-26**
15. **Martin Clay Traywich Letter – Dated 3-18-26**
16. **Karen Traywick Moreshead Letter – Dated 3-19-26**

BARNSTABLE LAND TRUST

March 12, 2026

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Director Senatori and Members of the Cape Cod Commission,

On behalf of Barnstable Land Trust, I write to express our support for Riverview School's Friends Together project and the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

Barnstable Land Trust is a community-supported nonprofit dedicated to preserving the natural resources and special places of the Town of Barnstable and nearby areas. We have met with and closely collaborated with Riverview School regarding Friends Together, the proposed reuse of the Irish Village and Conference Center property, and broader conversations about long-term stewardship opportunities, including future thinking around the Twin Brooks Golf Course.

From our perspective, the application materials show that the project before you represent a focus on redevelopment of the property's former conference center and hotel operations, which BLT had advocated for in an earlier development application before the Commission. The proposal is expected to reduce vehicle trips, lower impervious cover and nitrogen loading, and improve the site through facade upgrades, landscaping, and modernization. If that happens, there will be meaningful environmental benefits for neighboring properties and for the broader Hyannis area.

Our support is also informed by Riverview School's stated commitment to future land conservation efforts on the open area that is now a golf course and responsible long-term stewardship. Based on our collaboration with the School and our review of the application, Barnstable Land Trust supports the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.

Thank you for your consideration.

Sincerely,

Janet Milkman
Executive Director

Cc:
Town of Barnstable Manager Mark S. Ells
Town of Barnstable Planner James S. Kupfer, AICP, MPA

Teri Simpson
531 South Main Street
Centerville, Massachusetts 02632

March 17, 2026

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Re: Riverview School's Friends Forever Program

Dear Director Senatori and Members of the Cape Cod Commission,

I am writing to request that the Cape Cod Commission support the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.

My family and I moved to Cape Cod five years ago so that my son with developmental disabilities could attend Riverview School. He has had an amazing experience at Riverview! It would be an understatement to say that we are thrilled that Riverview is now establishing a program, Friends Together, for people with special needs over the age of 22. Our family is now happily residing in Cape Cod and anticipate being here permanently.

I am writing to express my strong support for Riverview School's Friends Together project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis. As you know, the Friends Together project is located in an existing building near downtown Hyannis. Reuse of this building will expedite the project's start date by renovating an existing structure rather than building new, a goal of the region. This is really so important so that students will be able to continue their programming without a gap in time.

Additionally, the Friends Together project creates not only a benefit to the special needs community, but also benefits to the community at large and local businesses with both customers and potential employees.

For these reasons, I respectfully urge the Cape Cod Commission to support the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Teri Simpson
310-365-9990

MICHAEL MAGUIRE

OSTERVILLE, MA 02655

508 353 2992 | ovillemike@gmail.com

March 13, 2026

To: Cape Cod Commission

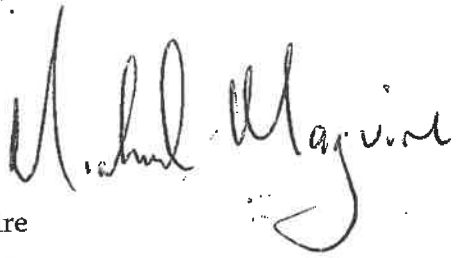
Re: Riverview Alumni Hyannis Campus Proposal

My name I Mike Maguire and my family have been residents of Barnstable in the Osterville village since 2013. Barnstable has a truly unique opportunity to benefit for many years with the approval of this campus and, more importantly, the proposed programs for our young "differently-abled" adults.

Riverview has a 50+ year legacy of optimizing the skills and independence of this community of young adults with learning challenges. In most every zip code across the country, all supports stop when the education system support for these individuals ends at age 22. Riverview changes that dynamic, which is why family across all fifty states and internationally seek this organization to help their child be an independent and working member of the community, with supports as needed into full adulthood. What is unique of this proposal, is this program and campus is a venue for these young adults to continue to grow and also become active, participating, working members in the town of Barnstable.

The vast majority of Riverview graduates are engaging, hardworking, positive and "happy to help" folks. I dare say deliver a smile to the face of every new Cape Codder they work with. Let's be that community that showcases to the rest of the United States how to embrace and benefit from this segment of our "diverse community".

Sincerely,



Mike Maguire
11 Jobys Lane
Osterville MA 02655

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

March 19, 2026

Dear Director Senatori and Members of the Cape Cod Commission,

As a resident of Cape Cod, property owner within walking distance of the project and the parent of a child with Intellectual Developmental Disabilities (IDD), I am writing to express my strong support for Riverview School's Friends Together project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

For a parent of an adult child with IDD we never have an easy path forward. Families such as ours face costs of over $30,000 a year more than families without a child with IDD issues. We are also more often to have lower incomes due to the need to take care of our special needs child limiting our ability for advancement. These financial struggles are only exasperated by a shortage of services, which also limits our ability to work.

The Friends Together project is a once in a lifetime opportunity to maximize one of the largest donations in Massachusetts history. As a former designated policy maker for Economic Development in the New York State Legislature, I know municipalities can only dream of a life changing donation. This combination of a premiant school for people with IDD issues, an unprecedented donation and the use of entitled benefits for the participant will create a program unmatched by any other in the world.

Not only is the proposed venture unprecedented in its offerings it also meets the highest standard of development on the Cape by reusing a dilapidated building and renovating without going outside of its current footprint. Additionally, it is perfectly placed on the edge of downtown Hyannis which allows a population with few drivers the ability to walk to stores and events.

I believe the Friends Together project will create a healthy IDD community that will not only benefit potential participants, but will also provide businesses on the Cape with both customers and a dedicated potential staff. Riverview School has shown how its alumni have a 85% employment rate rather than a comparable 15% employment rate for similar populations elsewhere. Friends Together participants present a much needed employment pool for Cape businesses throughout the year.

For these reasons, I respectfully urge the Cape Cod Commission to support the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Erik Trojian
179 Great Bay St.
East Falmouth, MA 02536

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

March 19, 2026

Dear Director Senatori and Members of the Cape Cod Commission,

We are writing to you as Cape Cod residents and as the parents of Alexandra, a current Riverview School student with Intellectual Developmental Disabilities (IDD). We wish to voice our enthusiastic support for Riverview School's Friends Together project, and in particular the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

As parents, our greatest concern is ensuring that Alexandra has access to meaningful services, a stable living environment, and a true sense of community as she grows into adulthood. Friends Together speaks directly to that need. Our daughter is currently at Riverview, and we are hopeful that when Friends Together opens — anticipated in 2028 — it will be a place where she can thrive alongside others who share her experiences. The prospect of having a dedicated, professionally supported IDD community right here on the Cape means the world to our family.

The project's location is another compelling factor. Siting Friends Together in an existing building at the edge of downtown Hyannis is a smart use of existing infrastructure, allowing the project to move forward more quickly than new construction would permit. It also places residents in a walkable, connected part of the community, which is exactly the kind of integration that leads to better outcomes for people with IDD.

We also want to highlight what Riverview School's track record tells us about what Friends Together can accomplish. The school's alumni achieve an 85% employment rate, compared to roughly 15% for similar populations nationally. That statistic reflects not just a program, but a philosophy: that individuals with IDD, when given the right support and environment, are capable contributors to their communities. Cape Cod businesses stand to benefit from a reliable, dedicated local workforce, and those workers and their families deserve the dignity of a full life on Cape Cod.

We respectfully urge the Cape Cod Commission to grant the requested DRI exemption and support Riverview School's Phase 1, Day 1 proposal. This is an investment in people and in the future of our community.

Thank you sincerely for your time and for your ongoing commitment to Cape Cod.

Sincerely,

David and Kristin Glickman

Greater Hyannis Civic Association

PO Box 783
W. Hyannisport, MA 02672

Officers:

Laura Cronin
President

Tom Doherty
Vice President

Laura Cronin
Treasurer

Brian Hughes
Executive Secretary

Executive Board:

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Alan Feltham

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Paulo Paraguay

Brad Pfeifer

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Betsy Young

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

March 15, 2026

Dear Director Senatori and Members of the Cape Cod Commission,

The Greater Hyannis Civic Association (GHCA) is a nonprofit, nonpartisan organization established to promote the welfare and advancement of the Greater Hyannis community. We are charged with reviewing proposed projects to see how we can best work together to find common ground not only to help improve the safety and quality of life of Hyannis, but to build partnerships with our neighbors, and share the stewardship of protecting open space with organizations, such as the Riverview School.

As President of the Greater Hyannis Civic Association, I write to express our strong support for Riverview School's Friends Together project and the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

Riverview School has met with the GHCA over the course of the past year regarding this proposal. Based on those discussions and our review of the application materials, we believe the current request reflects a thoughtful and appropriately limited first phase grounded in the adaptive reuse of an existing property rather than new large-scale expansion.

From a civic and neighborhood perspective, the proposal offers several clear benefits. It is expected to be a lower-intensity use than the site's former conference center and hotel operations, while also improving the property through facade upgrades, landscaping, and modernization. The proposal also maintains shared public access to important amenities, including the pool and fitness center.

Just as important, Riverview's outreach has been substantive and respectful. In our view, this application is responsive to community concerns, compatible with the surrounding area, and well aligned with the type of responsible reinvestment that should be encouraged within Greater Hyannis. For these reasons, the Greater Hyannis Civic Association strongly supports the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Laura Cronin

Laura Cronin, Greater Hyannis Civic Association, President

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P O. Box 226
3225 Main Street
Barnstable, MA 02630

March 19, 2026

Dear Director Senatori and Members of the Cape Cod Commission,

As a **resident of Cape Cod**, **property owner of a residence within walking distance** of the proposed site and the parent of a child with Intellectual Developmental Disabilities (IDD), I am writing to express **my strong support** for Riverview School's Friends Together project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

For a parent of an adult child with IDD we often face a life of struggle to find services and maintain a stable life for our children. The Friends Together project will add much needed services to the Cape for its current adults with IDD issues and the youth who have called the Cape their home. Greater stability insure a greater quality of life and increased employment

The Friends Together project is perfectly placed in an existing building on the edge of downtown Hyannis. Reuse of this building will expedite the project's start date by renovating an existing structure rather than building new, a goal of the region

I believe the Friends Together project will create a healthy IDD community that will not only benefit potential participants, but will also provide businesses on the Cape with both customers and dedicated potential staff. Riverview School has shown how its alumni have a 85% employment rate rather than a comparable 15% employment rate for similar populations elsewhere. Friends Together participants present a much needed employment pool for Cape businesses throughout the year

For these reasons, **I respectfully urge the Cape Cod Commission to support the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal.**

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Geline Midouin
554 Strawberry Hill Rd.
Centerville, MA 02632

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

March 19, 2026

Dear Director Senatori and Members of the Cape Cod Commission,

As residents of Cape Cod and parents of a child with Intellectual Developmental Disabilities (IDD), I am writing to express my strong support for Riverview School's Friends Together project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

As parents of a child with IDD, we know firsthand the ongoing challenges families face in securing appropriate services, meaningful opportunities and long term stability for our children. Too often, families must navigate fragmented systems, long waitlists and limited local resources. The Friends Together project represents a critically important step toward addressing these gaps on Cape Cod.

The initiative will bring much needed housing, vocational training and community based supports to adults with IDD, as well as to younger individuals who wish to remain in the community where they have grown up. Access to consistent supports and opportunities fosters independence, dignity and a higher quality of life.

The Friends Together project is perfectly placed in an existing building on the edge of downtown Hyannis is both practical and forward thinking. Reuse of this building will expedite the project's start date by renovating an existing structure rather than building new, a goal of the region.

I believe the Friends Together project will create a healthy IDD community that will not only benefit potential participants, but will also provide businesses on the Cape will both customers and dedicated potential staff. Riverview School has shown how its alumni have a 85% employment rate rather than a comparable 15% employment rate for similar populations elsewhere. Friends Together participants present a much needed employment pool for Cape businesses throughout the year.

For these reasons, I respectfully urge the Cape Cod Commission to support the requested DRI exemption and advancement of Riverview School's Phase 1, Day 1 proposal. This is a meaningful and necessary investment in the future of Cape Cod and the individuals and families, who call it home

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,
Jen and Josh Johnson



SLAM

March 16, 2026
Cape Cod Commission
P.O. Box 2263225
Main St. Barnstable, MA 02630
Submitted by Email-Pubic Hearing Response

RE: Riverview School Friends Forever Application

ID: 968 0382 0087

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.

Thank you for your consideration.

Regards,

Neil Harper Martin AIA

Principal / Architect

Home-69 Pequossett Ave, North Falmouth Ma. 02556

March 16, 2026

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Director Senatori and Members of the Cape Cod Commission,

As the owner of Portside Tavern in Hyannis, I write to express my strong support for Riverview School's Friends Together project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

As a local restaurant owner, I am proud to share that I am beginning to hire employees with disabilities, including Riverview alumni, as I have seen first-hand just how hard working and how seriously they take their responsibilities, including the very strong customer service values they bring to any job. I am excited by the real value they will bring Portside, while helping to continue to strengthen the kind of welcoming community we have and want Hyannis to be.

That is why I see Friends Together as more than a reuse project. It is also an investment in workforce participation, community integration, and long-term opportunity for adults with disabilities. Riverview has already shown that its students and alumni can succeed in employment and in the community when the right supports are in place. This proposal helps extend that pathway by creating a community-based setting where adults can continue building skills, connections, and stability.

I also appreciate that the project is a thoughtful Phase 1, Day 1 proposal within an existing developed site. Based on the application materials, it materially improves the property through renovation and modernization while representing a lower-intensity use as compared to the site's former conference center and hotel operations. In my view, this is a practical project with clear community benefit. I respectfully urge the Cape Cod Commission to support the requested DRI exemption.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Bob Murphy
Owner, Portside Tavern

Cc:
Town of Barnstable Manager Mark S. Ells
Town of Barnstable Planner James S. Kupfer, AICP, MPA

EMERALD RESORT

Hyport CONFERENCE CENTER

CAPE COD IRISH VILLAGE

March 9, 2026

Commission Members,

I would like to take this opportunity to express my full support for the Riverview School, Friends Forever Application.

As you may know, I owned the Hotel and Conference Center prior to when Riverview purchased it. Acquiring the property in 2022, I have spent considerable time assessing the property and its operations. Having been built in phases, it is spread out and in need of substantial renovations, and while many upgrades were done during the course of my ownership, given the age of the buildings, it is ready for major rehabilitation. What Riverview proposes has numerous benefits beyond the buildings.

The creation of much needed housing to help an underserved population benefits not only those who will live here, but the parents of those former students as well, who will now know their child will be cared for beyond the time they may be able to do so. It was very humbling and gratifying when my Wife and I were at the event where Riverview announced the purchase and planned transformation into alumni, teacher and staff housing. Parents approached us and to a person expressed how this project would resolve a burden they face wondering what would happen to their child once they were no longer here.

During my ownership we routinely had Riverview students and alumni work here at the Conference Center. It was not only an enriching experience for them but gave us unparalleled insight into the program run by Riverview, as these polite, hardworking and eager to learn individuals became a part of our operations and community.

I further believe Hyannis downtown will benefit from the campus proposed, albeit in a different form from the existing conference center, as year-round occupants can provide sustained business as opposed to that of a transient hotel guest. Moreover, we have worked to relocate most of our existing business to other venues in town, most notably, Margaritaville Resort thereby keeping business in Barnstable.

While the sale and transition to Riverview have taken several years, we have worked closely with them to be certain not to overlook any details. I know Riverview has been in contact with neighbors to keep them informed of what is contemplated, and it seems to me they are more on board with this proposal than others that have been proposed.

In all the time that we have been working together it has become apparent that Riverview and the team they have put together care deeply about this project, the neighbors, the business community, and most importantly, their students and alumni who will benefit greatly from this project. I urge the Commission to act favorably and approve this application.

Thank you.

John J. Hynes, Jr.

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS STATE SENATE
BOSTON, MASSACHUSETTS 02113-1053

SENATOR DYLAN A. FERNANDES
PLYMOUTH AND BARNSTABLE DISTRICT

TEL. (617) 722-1330
DYLAN.FERNANDES@MASENATE.GOV

March 4, 2026

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Re: Letter of Support for Riverview School's Friends Forever Project – Phase 1, Day 1

Dear Director Senatori and Members of the Cape Cod Commission,

As the State Senator for the Plymouth and Barnstable District, I am proud to represent the Riverview School's main campus in East Sandwich. I write in strong support of Riverview School's proposed Friends Forever Project, specifically the Phase 1, Day 1 improvements at the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

Riverview has served the community since 1957 and is known statewide for its leadership in educating students with intellectual and developmental disabilities. Families rely on Riverview because the school helps students build independence, skills, and pathways to employment. These outcomes align closely with the Commission's priorities related to inclusion, workforce participation, and community stability.

When students reach age 22, families on Cape Cod face a significant gap in adult services, transportation, employment access, and housing. For adults with disabilities living on fixed incomes, these challenges create a regional planning issue with clear implications for public health and community well-being.

Phase 1, Day 1 is a modest and practical adaptive reuse of the existing conference center. The proposal focuses on interior and exterior renovations within the current footprint to create community-based program space while preserving public access to amenities such as the fitness center and pool.

This initial phase improves the building through facade work, landscaping, and interior modernization that will enhance the property and its integration into the surrounding neighborhood. It also represents a significantly lower intensity of use compared to past operations. The proposal is expected to reduce vehicle trips, lower impervious surface and nitrogen loading, and remain fully within the developed footprint. These are measurable environmental benefits that support Regional Policy Plan goals.

The project strengthens community amenities while expanding supportive programming for adults with disabilities. It improves an existing site, avoids new large-scale development, and delivers clear public benefit. Any future phases will be reviewed separately and are not part of this request.

For these reasons, I believe the Phase 1, Day 1 proposal is a balanced and responsible use of the property. I respectfully urge the Commission to approve the requested DRI exemption.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Dylan Fernandes
State Senator
Plymouth and Barnstable District

Cc:
Town of Barnstable Manager Mark S. Ells
Town of Barnstable Planner James S. Kupfer, AICP, MPA

Twin Brooks

preserving and conserving for the future

March 9, 2026

Cape Cod Commission
3225 Main Street
Barnstable, Massachusetts 02630

RE: Riverview School—Friends Forever Phase 1, 35 Scudder Avenue, Hyannis

Dear Commissioners:

Save Twin Brooks is a grassroots organization whose mission is to enhance the quality of life for our community by preserving and protecting the green space, watersheds, natural resources and habitats of Twin Brooks and Stewarts Creek Estuary. Our vision for this land is to connect our community by safeguarding this space for recreation and education that will serve the needs of our residents.

We wholeheartedly support the plans as currently put forth by Riverview School for Phase 1 of its Friends Forever project at 35 Scudder Avenue in Hyannis. The project's goal of providing a lifelong continuum of support for persons with diverse learning needs and backgrounds is self-evidently laudable, and the exterior renderings of the new facilities appear consistent with Cape Cod aesthetics.

On matters critical to Save Twin Brooks' mission, the updated structures and redesigned parking and landscaping are all located within already disturbed areas, even generating a marginal reduction in overall impervious surface. No construction is occurring on the open space of the golf course. According to studies submitted to the Commission, nitrogen loading is reduced and traffic should fall by over 50%. All this should reduce existing collateral impacts to the open space, its wildlife and flora, and the watershed.

We have found Riverview School to be open and considerate of the mission of Save Twin Brooks, and we take heart in their avowed commitment to recreational spaces and public-use areas, in addition to housing and vocational opportunities. We look forward to working with them during this and future phases of Riverview Friends Forever.

Respectfully,

SAVE TWIN BROOKS, INC.

Karen E. McGuire

Karen E. "Kim" McGuire, Co-President

Angela Rutzick

Angela Rutzick, Co-President

March 11, 2026

Cape Cod Commission
c/o Lisa Dillon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Dear Director Senatori and Members of the Cape Cod Commission,

My name is Dhaval Prajapati, owner of the Comfort Inn Hyannis - Cape Cod at 259 Main Street in Hyannis and as a nearby business owner directly abutting the applicant's current temporary program location. Based on my extensive and friendly interactions with my direct abutter and review of their proposed application before you, I write to express my strong support for Riverview School's Friends Forever project, specifically its proposed improvements at the former Cape Cod Irish Village at the Emerald Resort and Conference Center in Hyannis.

From the perspective of a neighboring hospitality operator, this proposal stands out because it addresses a very real regional gap in services for Cape families, while relying on the adaptive reuse of an existing property. Riverview School has a long and well-established record of serving students with intellectual and developmental disabilities, and this proposal before the Commission is measured and practical. It focuses on interior and exterior renovations within the existing building footprint, with Friends Forever occupying a portion of the existing building while maintaining shared public access to community amenities such as the fitness center and pool. It is a thoughtful way to bring renewed purpose to an existing site without overextending the scale of the current request.

As someone operating a nearby business, I value investment that is orderly, community-oriented, and compatible with the surrounding area. This proposal reflects those qualities.

For these reasons, I believe Riverview School's proposal reflects a balanced and beneficial reuse and needed upgrade of this property. I respectfully urge the Cape Cod Commission to support the requested DRI exemption and allow this phase of the project to move forward.

Thank you for your consideration and for your continued stewardship of Cape Cod.

Sincerely,

Dhaval Prajapati
Owner, Comfort Inn Hyannis - Cape Cod

Cc:

Town of Barnstable Manager Mark S. Ells
Town of Barnstable Planner James S. Kupfer, AICP, MPA

18 MARCH 2026

CAPE COD COMMISSION

PO BOX 226

3225 MAIN STREET

BARNSTABLE, MA 02630

ATTN: Lisa Dillon, Commission Clerk

Dear Director Senatori and Members of the Cape Cod Commission:

I have resided and owned a business on Cape Cod since 1972. I am the grandfather of Cole Moreshead, a 7 year student at the Riverview School with Intellectual Development Disabilities. My purpose here is to make a strong statement in support of the Riverview School's Friends Together project, emphasizing the Phase 1, Day 1 improvements proposed for the Cape Cod Irish Village and Emerald Resort and Conference Center in Hyannis.

As a family with a 20 year old child with IDD, we struggle to find services in addition to maintaining a stable lifestyle for our child. I am of the opinion that the Friends Together project will contribute much needed services fo0r Cape Cod's adults with IDD issues and other youth who live on Cape Cod.

My grandson has been a student at Riverview for 7 years, and we remain committed to every effort contributing to his adult contentment and productivity, anticipating that Riverview and this proposed use of the former TwinBrooks will add to that outcome.

MARTIN CLAY TRAYWICK

OWNER

CRAIGVILLE REALTY, INC.

Cape Cod Commission
c/o Lisa Dilon, Commission Clerk
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

March 19, 2026

Dear Director Senatori and Member of the Cape Cod Commission,

As a long time resident of Hyannis port and the a parent of a child with Intellectual Developmental Disabilities, I am writing to express my support of the Riverview Friends Together Project, specifically the Phase 1, Day 1 improvements proposed for the former Cape Cod Irish Village at the Emerald Resort and Conference Center.

I feel this project is much needed on Cape Cod. Many Riverview students and families now call Cape Cod home and contribute to this community and the continuation of services past the age of twenty two years of age is lacking, not only on Cape Cod, but everywhere.

The Friends Together project is strategically placed in an existing complex in the west end of Hyannis. The reuse of the building is a goal on Cape Cod and will cut down on the disturbance in the area. The end result will be an exciting new community that can only add to the surrounding area.

The Friends Together project will create a healthy safe IDD community that will benefit participants, but will provide business on the Cape with both customers and staff, as they have for decades.

For these reasons and many more, I respectfully urge the Cape Cod Commission to support the requested DRI exemption and advancement of Riverview's School's Phase 1, Day 1 proposal.

Best Regards,

Karen Traywick Moreshead
Riverview Parent and owner of Craigville Realty, Inc.