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