



**Town of Barnstable**  
**Planning & Development Department**  
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May 16, 2022

Jordan Velozo, Chief Regulatory Officer  
Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

**RE: Cape Cod Hospital Cancer and Cardiology Expansion (CCC No. 22003)**

In response to the Cape Cod Commission's request to comment on the Development of Regional Impact application filed by Cape Cod Hospital for an 137,051 square foot four floor addition to the hospital at 27 Park Street in the Village of Hyannis, the Town of Barnstable Planning & Development Department offers the following comments in regard to the project's consistency with the adopted Local Comprehensive Plan and municipal development ordinances.

*Consistency with Local Comprehensive Plan*

The addition proposed by the Cape Cod Hospital at 27 Park Street, Hyannis is generally consistent with land use strategies found within the Town's 2010 Comprehensive Plan, which seeks to encourage healthcare providers to locate offices and services within the designated medical services districts in Downtown Hyannis. The project's location takes advantage of existing infrastructure in Downtown Hyannis and is located on existing disturbed areas of the property. The proposal will replace outdated or constrained space with a new facility focused on patient and family experience that will advance the availability and quality of healthcare services within the region. The proposal also represents an investment Barnstable's year-round economy, consistent with the Town's identified economic development objectives. The proposal is anticipated to create 15 new jobs in downtown, close to housing and transit opportunities.

*Consistency with Municipal Development Ordinances*

The property at 27 Park Street is located within the Downtown Hyannis Growth Incentive Zone and within in the Medical Services zoning district. Although located within the Downtown Hyannis Growth Incentive Zone, additions and expansions associated with the Hospital are subject to Cape Cod Commission review under the 2018 GIZ reauthorization.

The Town of Barnstable shall require the Applicant to apply for Site Plan Review. The Site Plan review process will review the development in detail, including the proposed building, site, parking and other site development features, fully analyze compliance with municipal development ordinances, and define the path to permitting.

*Summary*

The Town finds Cape Cod Hospital's Cancer and Cardiology Expansion consistent with the Town's Local Comprehensive Plan and looks forward to working with the Hospital on this important addition to the region's healthcare services.

Sincerely,



Elizabeth S. Jenkins  
Director of Planning & Development  
Town of Barnstable