

FORD AND FORD ATTORNEYS AT LAW

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MICHAEL D. FORD
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January 29, 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
Application for Development of Regional Impact Exemption**

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 for this application.

The Riverview School, Inc. is seeking a Development of Regional Impact Exemption for their proposed project at this site.

Attached please find the following Application materials:

1. Application Cover Sheet
2. Project Narrative - Prepared by Ford & Ford Attorneys
3. 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. Removal of Condominium from Provisions of M.G.L. Chapter 183 A – **Bk 37263 Pg 268**
5. Town of Barnstable Assessor's Field Card
6. Project Notification Form and Topo Map
7. 35 Scudder Avenue – Land Areas Plan – Prepared by Pesce Engineering & Associates, Inc., Dated August 4, 2025 – Revisions to January 14th 2026 (**1 sheet**)
8. Riverview CCC Submittal Composite Site Plans – Prepared by Baxter & Nye Engineering & Surveying and Pesce Engineering & Associates, Inc., Dated

- September 10, 2025, Revisions Dates September 23, 2025 and December 11, 2025
– **C1.0 – C6.1 (8 sheets)**
9. Architectural Plans – Prepared by SV Design LLC, Dated September 26, 2025 – **D-B.01A – A2.03 (26 sheets)**
 10. Deign Narrative – Prepared by SV Design LLC, Dated January 20, 2026
 11. Master Landscape Plan – Prepared by MDLA **(1 sheet)**
 12. Traffic Impact Evaluation – Prepared by Vanasse & Associates, Inc., Dated May 19, 2025, Revised December 22, 2025
 13. Site Nitrogen Reduction Letter with Overall Site Plan– Prepared by Pesce Engineering & Associates, Inc., Dated January 16, 2026
 14. Certified List of Abutters and Labels – Prepared by Town of Barnstable
 15. Certification of Local Filing
 16. List of Permits and Regulatory Requirements

Sincerely,

A handwritten signature in blue ink, appearing to read 'M.D. Ford', with a long horizontal flourish extending to the right.

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

Cc: Clients