



NOTICE: To view the posting date/time and materials related to agenda items, please visit the Cape Cod Commission's official posting location at www.capecodcommission.org/meetingnotices

Cape Cod Commission Meeting Agenda

DATE: Thursday, January 22, 2026
TIME: 3:00 p.m.
PLACE: Barnstable County Complex, Mary Pat Flynn Conference Room, 3195 Main Street, Barnstable, MA 02630; and
ONLINE AT: www.capecodcommission.org/cc/join, passcode: join
PHONE OPTION: (929) 205-6099, Meeting ID: 968 0382 0087

Note: The meeting will be held in a hybrid format, both in person and virtually, with some members participating remotely, pursuant to Chapter 20 of the Acts of 2021, as amended by Chapter 2 of the Acts of 2025.

The meeting can be attended by using any of the following methods:

- By attending in person at 3195 Main Street, Barnstable, MA at the Barnstable County Complex, Mary Pat Flynn Conference Room;
- Online by clicking on the following link: www.capecodcommission.org/cc/join passcode: join

Participants wishing to speak should click the "Raise Hand" icon on the lower toolbar to notify the chair. In some versions of Zoom, "Raise Hand" is under the "More" icon. The chair will recognize participants.

- Calling in to (929) 205-6099 and entering meeting ID 968 0382 0087
Phone participants wishing to speak should press *9 to notify the chair.

Meeting materials, if any, may be accessed at the bottom of each official posting found at <https://capecodcommission.org/meeting-notices>. It is recommended that phone participants access materials in advance of the meeting.

AGENDA

- 1. Roll Call/Attendance**
- 2. Public Comment**
- 3. Review and approval of prior meeting minutes:** Cape Cod Commission meeting, 12/18/25
- 4. Executive Director's Report:** Kristy Senatori will report on recent staff work and participation in meetings across Cape Cod, including the District Local Technical Assistance ("DLTA") awards from the Massachusetts Executive Office of Housing and Livable Communities.
- 5. Continuation of Public Hearing, Wychmere Hotel Expansion Development of Regional Impact (Cape Cod Commission file no. 25026):** A Cape Cod Commission hearing officer will continue the public hearing for the Wychmere Hotel Expansion Development of Regional Impact project located

Reasonable accommodations for people with disabilities are available upon request. Please contact the Cape Cod Commission at (508) 362-3828 at least 24 hours in advance of the meeting; for Telecommunications Relay Services (TRS) dial 711.

Caso estas informações sejam necessárias em outro idioma, por favor, contate o Coordenador de Título VI pelo telefone (508) 744-1299 or Para serviços de retransmissão de telecomunicações, disque 711.



at 23 Snow Inn Road, Harwichport, MA to the Cape Cod Commission meeting to be held on Thursday, February 5, 2026 at 3:00pm at the Barnstable County Complex, 3195 Main Street, Barnstable, MA and online. There will be no presentations, testimony nor substantive action taken on the project at this January 22, 2026 meeting.

- 6. Public Hearing, Southwind Plaza II Development of Regional Impact Exemption:** The Cape Cod Commission will hold a hybrid public hearing to consider the following Development of Regional Impact (DRI) Exemption request submitted pursuant to Section 12(k) of the Cape Cod Commission Act and Section 7 of the Enabling Regulations Governing Review of Developments of Regional Impact, as amended. At this hearing, the Commission will assemble the record, discuss the following project and may decide and vote on whether the project qualifies for a Development of Regional Impact (DRI) Exemption.

Project: Southwind Plaza ANR II Exemption (CCC File No. 25025)
Project Applicant: CR Southwind LLC
Property Owner: CR Southwind LLC
Project Location: 65 Independence Drive, & 990 Iyannough Road, Hyannis
Map/Parcel: 295/15-X01; 295/15-X02; 294/4
Title Information: Book 36772 Page 301; Plan Book 617 Page 35
Project Description: The Applicant requests a DRI Exemption for the proposed division of the existing 31.1-acre parcel into 6 parcels via an Approval Not Required Plan. No other development is proposed.

- 7. Cape Cod and Islands Water Protection Fund Update:** Cape Cod Commission staff will provide an update on the Cape Cod and Islands Water Protection Fund, including an overview of water quality and wastewater project subsidies provided to municipalities on Cape Cod.
- 8. New Business:** Topics not reasonably anticipated by the Chair more than 48 hours before the meeting.
- 9. Adjourn**