



Cape Cod Commission Meeting Agenda

Received
Dennis Town Clerk
Date: March 13, 2026
Time: 11:38 AM *ST*

DATE: Thursday, March 19, 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/ccj/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/ccj/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 3/5/26
- 4. Executive Director's Report:** Kristy Senatori will report on any recent staff work including the staff's participation in meetings across Cape Cod, including those for Cape Cod Canal Bridges, open space planning, and aquifer protection planning.
- 5. Public Hearing, Riverview School Hyannis:** 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: Riverview School Hyannis (CCC Project No. 25032)
Project Applicant: Riverview School, Inc.
Property Owner: Riverview School, Inc.
Project Location: 35 Scudder Ave, Hyannis MA 02601
Map/Parcel: Map 289, Parcel 110
Project Description: The Project proposes a change of use of the existing Cape Cod Irish Village at the Emerald Resort and Conference center in Hyannis, MA to a community center for the special needs student alumni of the Riverview School.

6. **Public Hearing, Great Neck Road North Wireless Cell Tower Development of Regional Impact:** The Cape Cod Commission will conduct a hybrid public hearing on the following Project. The Project has been referred to the Cape Cod Commission as a mandatory Development of Regional Impact (DRI) pursuant to Sections 12 & 13 of the Cape Cod Commission Act, as amended. At the hearing, the Commission will hear testimony, discuss the project and may vote whether to approve the Project.

Project: Great Neck Road North Wireless Cell Tower (CCC Project No. 25028)
Project Applicant: Cellco Partnership d/b/a Verizon Wireless
Property Owner: Verizon New England, Inc.
Project Location: 524 Great Neck Road North, Mashpee
Map/Parcel: Map 67, Lot 4
Project Description: The Project proposes installation of a new personal wireless service facility including a 130 ft tall monopole tower and associated ground equipment.

7. **New Business:** Topics not reasonably anticipated by the Chair more than 48 hours before the meeting.
8. **Adjourn**