

Development of Regional Impact (DRI) Referral Form

CAPE COD
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This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Town of Barnstable Building Commissioner, Chair, Site Plan Review Committee

Mandatory Referral Full Discretionary Referral Limited Discretionary Referral

Project Name: Cape Cod Hospital - Cancer and Cardiology Expansion

Project Location: Cape Cod Hospital - 27 Park Street, Hyannis

Applicant Name: Cape Cod Hospital

Contact Address: c/o Attorney Eliza Cox, Nutter McClennen & Fish, LLP, PO Box 1630, Hyannis MA 02601

Email: ecox@nutter.com

Telephone: 508-790-5431

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): Cape Cod Hospital proposes an addition consisting of 4 patient floors to the SW corner of the existing hospital which includes a new cancer-care center (2 floors), 1 floor of inpatient beds, 1 floor initially proposed as shell space for future use, and a ground floor surgical infill. A rooftop mechanical penthouse is also proposed. The redevelopment includes numerous site improvements, including parking, stormwater management and landscaping. Total gross SF is approx. 137,051sf. After removal of former Whitcomb Pavilion, CC Medical Center and portion of existing building, resulting net new sf is ~60,298sf.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): _____

PENDING: Site Plan Review Approval - Town of Barnstable

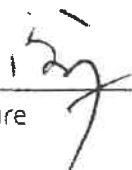
OTHER (not yet filed): Conservation Commission (required), Special Permit for Building Height (TBD), DPW

Road Opening Permit (required), Building Permit (required).

Brian Florence, Building Commissioner

Print Name of Authorized
Referring Representative/Title

Signature



2/25/2022
Date

Mail or Deliver to:

Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

RECEIVED

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Development of Regional Impact (DRI) Referral Form Continued

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Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact. *

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPP's issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPP's issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS

- Water Resources
- Ocean Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space

COMMUNITY SYSTEMS

- Cultural Heritage
- Economy
- Housing

BUILT SYSTEMS

- Community Design
- Coastal Resiliency
- Capital Facilities & Infrastructure
- Transportation
- Energy
- Waste Management
- Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.

*In accordance with Finding 29 of the April 19, 2018 Cape Cod Commission decision (File No. 05034) redesignating the Downtown Hyannis Growth Incentive Zone, and per Chapter A of the Cape Cod Commission Enabling Regulations, Section 3(e)(i), the proposed Cape Cod Hospital Cancer and Cardiology Expansion triggers mandatory Development of Regional Impact Review.