

CAPE COD COMMISSION

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Date: August 8, 1996

Applicant: Riverview School Inc.
E. Russell McGown, Jr., Treasurer
551 Route 6A
East Sandwich, MA 02537

Project #: TR96009
Project: Riverview School Master Plan
Sandwich, MA

Re: Development of Regional Impact
Cape Cod Commission Act, Section 12

Lot/Plan &
Certification #s: Lot 1, Plan 32028-A, Cert. #120755
Lot A-2, Plan 11765-E, Cert. #22874
Lots 115, 116, 117, 118, 119, 120, 121, 122, 123, Plan 11765-I, Cert. #30402
(Hopefield School Inc.)
Lots 124, 125, 126, 127, 128, 129, 130, 131, Plan 11765-I, Cert. #29582
(Hopefield School Inc.)
Lot 208, Plan 11765-J, Cert. #92993

Owner: Riverview School Inc.; Hopefield School, Inc.

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (the Commission) hereby approves with conditions the application of Riverview School Inc., for a Development of Regional Impact (DRI) permit under Section 12 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for the development of a master plan including replacement of existing facilities, construction of new facilities, and renovation of existing buildings, as well as landscaping, wastewater, drainage and access plans for the site in East Sandwich, MA. This decision regarding the overall master plan and details of Phase 1 of its implementation is rendered pursuant to a vote of the Commission on July 25, 1996. Detailed design plans for future Phases of the master plan must be reviewed and approved by the Cape Cod Commission prior to construction or development as defined by the Act.

Riverview School Master Plan, Sandwich, MA
August 8, 1996 Decision - #TR96009

PROJECT DESCRIPTION

The proposed project is a master plan for Riverview School, a school for students with learning disabilities located on approximately 15 acres on the north side of Route 6A in East Sandwich. The project area is east of Scorton Creek and is outside the Sandy Neck Barrier Beach System Area of Critical Environmental Concern (ACEC). The Riverview School property has two adjacent campuses, referred to as "site 1" and "site 2." The main campus (site 1) provides a secondary school program and serves approximately 115 students ages 12 through 19. The Project GROW campus (site 2) is a post-secondary school program providing continued instruction and independent living skills to approximately 50 students. The master plan for the site includes the replacement of existing facilities, construction of new facilities, and renovation of existing building, as well as landscaping, wastewater, drainage and access plans for the entire site. The Master Plan assumes no increase in student body and limited potential for increased activity on the site, but provides updated classroom and dormitory facilities to accommodate small groups, consistent with the teaching philosophy used at the school. The master plan includes the following construction elements:

Phase 1 (Main site):

- construction of a new dining hall
- construction of a new high school classroom building
- demolition of existing high school and library/arts buildings
- dismantling of existing pre-fabricated Industrial Arts building for future re-use

Future Phases (Main site):

- construction of a new middle school classroom building
- demolition of existing middle school building
- demolition of existing maintenance building
- construction of a new dormitory complex
- demolition of existing Horton House dormitory
- construction of a new gymnasium
- demolition of existing gymnasium
- renovation of existing Holtmeier House for conference/seminar rooms

Future Phases (GROW site):

- construction of a new maintenance building
- construction of a new dormitory complex
- construction of a new classroom building
- renovation of existing Torrey House for office/seminar rooms

The plan provides new stormwater and wastewater facilities throughout the campus and includes a denitrifying septic system to serve three structures (new middle school, new dormitory, the existing Janse Hall administration building). The plan improves access to the site and improves safety along Route 6A through the reduction of two curb cuts and the creation of a one-way system at the school's primary entrance and exit. The plan includes the renovation of two historic structures on the campus, and provides 40% permanently protected open space.

PROCEDURAL HISTORY

The project was referred as a Development of Regional Impact by the Sandwich Building Inspector and received by the Cape Cod Commission on March 29, 1996. The entire master plan was reviewed for consistency with the Regional Policy Plan. The master plan will be constructed in phases and not all structures proposed in the plan have been designed at this time. Detailed design plans, building elevations, lighting and landscape plans for the Phase 1 area were included in this review process. Detailed design plans for structures and areas proposed in future phases must be submitted to the Commission for review and approval prior to their construction or development as defined in the Act.

A duly noticed public hearing was held on May 2, 1996 in the Sandwich Human Services Building for the purpose of taking testimony on the proposed master plan project. The hearing was continued and to June 20, 1996 in the Sandwich Human Services Building. The hearing was continued again to the July 25, 1996 Cape Cod Commission meeting in the Assembly of Delegates Chamber in Barnstable. Subcommittee meetings were held on July 25, 1996 and August 5, 1996 at the Cape Cod Commission office to review the draft decision and the project's consistency with the Regional Policy Plan. The subcommittee reviewed the draft decision and voted on their recommendation to the Commission.

Materials Submitted for the Record

Town Submittals:

- DRI referral form submitted by Sandwich Building Inspector, dated March 27, 1996.
- Letter from Theodore Misiaszek, Sandwich Building Inspector, to Russell McGown, Jr., Riverview School, re: local review requirements, dated July 17, 1996.

Staff Reports and Correspondence:

- Development of Regional Impact Notification Form dated April 4, 1996.
- Memo from Sarah Korjeff to subcommittee re: public hearing, dated April 16, 1996.
- Cape Cod Commission Staff Report, dated April 26, 1996.
- Minutes of Public Hearing, May 2, 1996.
- Cape Cod Commission Staff Report, dated June 14, 1996.
- Minutes of Public Hearing, June 20, 1996.
- Minutes of Subcommittee Meeting, July 25, 1996.
- Minutes of Subcommittee Meeting, August 5, 1996

Submittals from the Applicant:

- DRI Application dated March 12, 1996.
- Site plans and building elevations, plans A-1 through A-25, dated March 1996.
- Comprehensive Facilities Plan for the Riverview School, dated June 8, 1995.
- Sewage system investigation for Riverview School, prepared by Coastal Engineering Co., Inc., dated November 1995 with revised plans dated March 1996.
- Letter from Richard Lavoie, Riverview School, to Sarah Korjeff, CCC, re: review process, dated April 30, 1996.
- Application Addendum #1: Letter from Carmen Garufo, CMG Architects, to Cape Cod Commission re: revisions to parking, general drainage plan, improvement to nitrogen loading, recent water meter readings, and open space, dated April 24, 1996.

- Addendum #1: site plan ADD-1, dated March 1, 1996, revised April 24, 1996.
- Addendum #1: Letter and Report from Will Joy, Coastal Engineering, to Ed Eichner, CCC, re: drainage plan, water usage, and nitrogen mitigation, dated April 26, 1996.
- Addendum #1: Proposed site layout for enhanced wastewater treatment, plan WWSK-1, dated April 26, 1996.
- General Drainage Proposal, plan ADD-1A, dated April 26, 1996.
- Application Addendum #2: Letter from Carmen Garufo, CMG Architects, to Sarah Korjeff, CCC, re: groundwater mounding, site lighting, dining hall elevations, service vehicle trips, parking lot access, and archaeological survey, dated June 13, 1996.
- Addendum #2 dining hall revisions, plans A-20 and A-21, revised May 15, 1996.
- Addendum #2 site lighting plan, by Peter M. Coxe, plan A-12, revised June 20, 1996.
- Letter and report from Bradford Malo, Coastal Engineering, to Sarah Korjeff, CCC, re: April 26, 1996 staff comments, dated June 10, 1996.
- Archaeological survey completion memorandum by Cultural Resource Specialists of New England, dated June 19, 1996.
- Letter from Bradford Malo, Coastal Engineering, to Susan Pommrehn, CCC, re: site distance information, dated June 20, 1996.
- Letter from Bradford Malo, Coastal Engineering, to Susan Pommrehn, CCC, re: intersection site distance, dated June 25, 1996.
- Letter from Carmen Garufo, CMG Architects, to James Middleton, Riverview School, re: sight distances and safety information, dated June 26, 1996.
- Application Addendum #3: Letter from Carmen Garufo, CMG Architects, to Sarah Korjeff, CCC, re: changes to parking lot access on site 1, dated July 11, 1996.
- Addendum #3: site plan ADD-1/ADD-3, dated March 1, 1996, revised July 18, 1996.
- Application Addendum #3A: Letter from Carmen Garufo, CMG Architects, to Sarah Korjeff, CCC, re: access, open space, site info, cube truck, & local permits, dated July 19, 1996.
- Addendum #3A: site plan ADD-1/ADD-3, dated March 1, 1996, revised July 18, 1996.
- Addendum #3A: sketch of dining hall service access, dated July 19, 1996.
- Letter from Richard Lavoie, Riverview School, to Bob Petrella, Scorton Shores Association, re: comments at Cape Cod Commission hearing, dated July 26, 1996.
- Memo from Richard Lavoie, Riverview School, to Dorr Fox, CCC, re: meetings with Scorton Shores Association, dated August 1, 1996.
- Memo from Richard Lavoie, Riverview School, to CCC re: Riverview's role in the community/letters of support, dated July 25, 1996, received August 1, 1996.
- Riverview School/Scorton Shores Association Campus Improvements Conditions, signed by both parties August 2, 1996.

Submittals from Government Agencies:

- Letter from Massachusetts Historical Commission to Kathy Peters, CCC, re: historic and archaeological resources on site, dated April 9, 1996.
- Letter from Edward Bell, Massachusetts Historical Commission, to Kathy Peters, CCC, dated July 29, 1996.

Submittals from the Public:

- Letter from Virginia Dimock et al. to Cape Cod Commission re: Hammond Road safety, dated June 17, 1996.

- Letter from Richard Lavoie, Riverview School, to Robert Petrella re: Scorton Shores Association, dated May 31, 1996.
- Letter from John Bryant to Sarah Korjeff, CCC, re: increased use of Hammond Road, dated May 14, 1996.
- Letter from Patricia Bryant to Cape Cod Commission re: problems with Hammond Road, dated May 2, 1995 (sic).
- Letter from Robert Petrella, Scorton Shores Association, to Cape Cod Commission re: safety and traffic concerns, dated May 2, 1996.
- Letter from John Bryant to Theodore Misiaszek re: local permitting process, dated May 15, 1996, submitted July 22, 1996.
- Petition stating opposition to project impacts on Hammond Road, submitted July 22, 1996.
- Letter from Scorton Shores Road Committee, Patricia Bryant, Secretary, dated July 25, 1996.
- Photographs submitted by John Bryant at Commission meeting on July 25, 1996.

The application and notice of the public hearing relative thereto, the Commission's staff reports, correspondence, notes and exhibits, minutes of the hearing and all written submissions received in the course of the proceedings, including materials submitted on file TR#96009, are incorporated into the record by reference.

TESTIMONY

At the May 2, 1996 public hearing, Jim Middleton, Riverview School, summarized the history of the school. Carmen Garufo, architect for the applicant, described the elements of the master plan. Sarah Korjeff summarized the CCC staff report regarding transportation, water resources, community character/historic preservation and open space concerns. Sue Pommrehn, CCC, noted that Massachusetts Highway Department permits are needed prior to making access improvements. Robert Petrella, Scorton Shores Association, summarized the group's concerns regarding traffic and safety on Hammond Road. Judy Koenig, Tracy Vesperman, Paul Bryant, Ken Simpson, Pat Bryant, and Diane Petrella stated concern regarding traffic safety and project design along Hammond Road.

At the June 20, 1996 public hearing, Carmen Garufo, architect for the applicant, summarized the master plan and then described the proposed changes to the dining hall elevation and the number of service trips to the dining hall. Brad Malo, engineer for the applicant, described the intersection and stopping site distance on Hammond Road and Route 6A. He recommended that the maintenance parking lot access on Route 6A be closed. Mr. Garufo stated that the archaeological survey report had been forwarded to the Massachusetts Historical Commission for review and that the school would like to propose their 40% open space on the main campus site. Sarah Korjeff summarized the CCC staff report, noting that review of the archaeological survey and designation of the open space still had to be completed. Rick Lavoie stated that the school is willing to require its dining hall vendors to make deliveries in cube trucks. Judy Koenig and Pat Bryant asked about construction access to the project. Carmen Garufo stated that most construction access for Phase 1 will be through the maintenance parking lot. Robert Petrella stated that the Scorton Shores Homeowner's Association believes the service access should be provided via the school's main entrance.

JURISDICTION

The proposed master plan project qualifies as a Development of Regional Impact (DRI) under the Code of Cape Cod Commission Regulations of General Application, Chapter A, Section 3(e), Barnstable County Ordinance 94-10 as proposed new construction of a private education development with a gross floor area greater than 10,000 square feet.

FINDINGS

Based on the testimony received at the public hearings, application materials submitted by the project proponent, written material submitted by all interested parties, and supporting technical information provided by staff, the subcommittee decided on July 18, 1996 to recommend to the full Commission that the proposed Riverview School master plan be granted a DRI approval with conditions based upon the following findings:

1. The proposed master plan is consistent with local zoning regulations and does not lie within a District of Critical Planning Concern.
2. The limits of Phase I of the project are shown on the Comprehensive Facilities Plan, Addendum 1 and Addendum 3, dated March 1, 1996, revised July 18, 1996. Phase 1 includes construction of a new dining hall and a new high school classroom building, demolition of the existing high school and library/arts buildings, and dismantling of the existing Industrial Arts building, along with landscape, lighting, drainage and wastewater plans for the area defined as Phase 1.

Transportation:

3. For the majority of the year, the school will not generate increased site traffic from the project. The student population will remain at 115 students in the Intermediate, Middle and High School program, and the student population will increase insignificantly from 52 to no greater than 55 students in the Project G.R.O.W. program. Students live in dormitories on campus. Faculty, staff, and visitors are expected to remain at current levels (approximately 42 trips each day). The hours of operation, number of days of operation, and the frequency and intensity of activity at the school will remain at current levels during the school year. Therefore, site access improvements are not required as part of Phase I.
4. An increase in site traffic from existing traffic levels will occur with the proposed conference center in Holtmeier House. The conference center will include a one hundred seat auditorium and living quarters for up to three guest speakers. The proponent indicates that up to three conferences will be held each year and that each will last about two to three days. The proponent estimates that each seminar or conference will draw between 50 and 75 people. Up to nine days per year, traffic will be greater than existing.
5. The proponent has indicated that conferences will generally occur during the summer months and not during the summer school sessions. Providing housing for conference participants within the on-site dormitories will reduce the number of vehicle trips made to and from the site. Providing participants with information on nearby hotels and inns will

minimize the vehicle miles traveled on the regional roadway system and will allow for the opportunity to walk to and from the school. Providing lunch on-site for conference participants will discourage mid-day travel.

6. The segment of Route 6A providing regional access to the school is identified in the Regional Policy Plan as a regional roadway with scenic and historic values and functions as a rural major collector. The master plan includes several changes in access, shown on the Comprehensive Facilities Plan, dated March 1, 1996, revised July 18, 1996. The plan shows two existing curb-cuts eliminated on Route 6A and limiting two full access driveways serving the main campus area to a one-way pair of driveways. These changes in access will reduce the number of conflict points on Route 6A. Signage at the one-way exit drive indicating "Do Not Enter" will reduce the potential for wrong way traffic. These changes will require approval from Massachusetts Highway Department.

7. The main entrance to the school will be defined with signage and a new wall structure, shown on the Comprehensive Facilities Plan, dated March 1, 1996, revised July 18, 1996.

8. A single driveway will be constructed to serve the dining hall from Hammond Road, consolidating the two existing driveways for the industrial arts building.

9. The applicant had indicated that 14 trucks deliver food to its dining facility each week. They have agreed to require that their vendors will make all dining hall deliveries in cube trucks, as defined in the letter from Carmen M. Garufo, project architect, dated July 19, 1996.

10. Hammond Road is a private road with common ownership of numerous residents and the Riverview School through the Scorton Shores Homeowners Association. The Riverview School has identified limitations in the existing sight distances for Hammond Road traffic. The school has committed to seek MHD approval for sight-line improvements to the west for Hammond Road traffic exiting onto Route 6A with the commencement of construction of Phase I. Other improvements will be considered after demolition of the maintenance building. Any of this work proposed within the state highway layout will require a permit from MHD.

11. The Commission received information about an unbuilt private road within the project site. The Commission makes no finding regarding the legal status of such road or the legal rights or duties of the school or any other party concerning such road.

Natural Resources/Open Space:

12. The western portion of the GROW site has the most significant habitat on the project site, due to its lack of disturbance and its proximity to Scorton Creek and the Sandy Neck ACEC. The westernmost portion of this site is immediately adjacent to a high priority site of rare species habitat and exemplary communities as identified in the 1995-1996 Massachusetts Natural Heritage Atlas.

13. The applicant has proposed to designate the required 40% permanently protected open space in the area of the existing playing field, the landscaped area in front of Janse Hall, the

forested area in the western portion of the GROW site, and the landscaped areas bordering Route 6A and Hammond Road as shown on the Comprehensive Facilities Plan, dated March 1, 1996, revised July 18, 1996.

14. Prior to proposing development on the GROW site beyond that which is defined in the master plan, the applicant is willing to conduct a habitat assessment in all undeveloped areas which are not designated as permanently protected open space.

Community Character:

15. The project is within the Old Kings Highway Regional Historic District and all alterations to existing buildings as well as new construction are subject to review by the Sandwich Historic District Committee.

16. Torrey House and Holtmeier House are historic structures on site which are proposed for renovation and continued re-use in a future phase. To insure consistency with Minimum Performance Standards 7.1.1 (additions and alterations to historic structures) and 7.1.2 (preservation of distinctive qualities), the applicant is willing to submit a more detailed scope of work and plans for renovation of these historic structures for review and approval by the Cape Cod Commission and the Massachusetts Historical Commission (MHC).

17. The proposal will improve community character in this area of Route 6A by removing the maintenance building from the road's edge, reducing curb cuts, renovating the two historic buildings, and increasing landscaping and buffering on the site.

18. The Phase 1 structures (dining hall and high school building) are compatible in height, scale, materials and design with the surrounding architecture and neighborhoods.

19. Staff of the Massachusetts Historical Commission have reviewed the archaeological report, "Intensive Archaeological Survey of the Riverview School Expansion in Sandwich, Massachusetts," prepared by Alan E. Strauss, Cultural Resource Specialists of New England. Since no significant archaeological deposits were located during the investigation, MHC concurs that no further archaeological survey is necessary.

20. The lighting and landscaping proposed for Phase 1, as shown on the Site Lighting Plan, Addendum #2, dated March 1, 1996, revised June 20, 1996, and Landscape Master Plan, A-9, dated March 1, 1996, are consistent with Regional Policy Plan standards.

21. To comply with Minimum Performance Standard 7.1.3 (archaeological resources), the applicant conducted an archaeological survey of the area. MHC reviewed the report and was satisfied that the project would not have an adverse impact on significant archaeological resources.

Water Resources:

22. The project is located within the Scorton Creek Marine Water Recharge Area and this area is considered a Water Quality Improvement Area. Existing nitrogen loading within

this watershed is estimated at 7,129 g/yr/m² of embayment, two orders of magnitude higher than recommended embayment nitrogen loading limits. Redevelopment is required to improve nitrogen loading levels (MPS 2.1.1.2.E.1). Existing nitrogen loading on the Riverview School site is 7.47 gm or 371 kg/yr. The project proponent will replace and repair many of the existing septic systems on site and will install a secondary wastewater treatment system (denitrifying system), with the ability to reduce nitrogen concentrations by a minimum of 50%, to serve Janse Hall/new dormitory/new middle school in a future phase, as shown on the General Disposal Layout plans A-24 and A-25, dated March 1996, and the Proposed Site Layout for Enhanced Wastewater Treatment, plan WWSK-1, dated April 26, 1996.

23. A general stormwater drainage proposal was developed for the site. The applicant evaluated the potential for groundwater mounding in the southeast portion of the site due to stormwater discharge basins and wastewater leaching systems in that area and determined that mounding would not be a concern in this portion of the site.

24. The applicant has agreed to comply with Massachusetts Hazardous Waste Regulations, 310 CMR 30.00 in the various phases of construction work on this project, including the removal of existing underground oil storage tanks.

CONDITIONS

Based on the findings above, the Cape Cod Commission hereby concludes that the benefits of the proposed project outweigh the detriments. This conclusion is supported by the findings that access on Route 6A in the area of the project will be improved by the removal of two curb cuts and by the use of a one-way access at the school's main entrance; that nitrogen loading levels on the site will be improved with the construction of a denitrifying system to serve three structures; that historic structures on site are preserved through renovation and continued reuse; that new structures and landscaping proposed on the site are compatible with the Commission's design guidelines; and that the most valuable habitat on site will be protected through designation as permanently protected open space.

The Commission has reviewed the project against the Minimum Performance Standards in the Regional Policy Plan and has determined that the project, as conditioned, complies with the RPP Minimum Performance Standards. Some phases of this project may be required to go through municipal site plan review or get Board of Appeals approval to meet local bylaws and regulations.

The Commission hereby approves the proposed Riverview School Master Plan in Sandwich, MA, subject to the following conditions:

1. All buildings shall be constructed consistent with the Comprehensive Facilities Plan dated March 1, 1996, revised July 18, 1996, the high school elevation plans A-18 and A-19, dated March 1, 1996, the dining hall elevation plan A-21, dated March 1, 1996, revised May 15, 1996, the lighting plan, Addendum #2, dated March 1, 1996, revised June 20, 1996 and the Landscape Master Plan, A-9, dated March 1, 1996.

2. Prior to receiving a Certificate of Occupancy for Phase 1 structures (dining hall and high school buildings), the applicant shall receive a Certificate of Compliance for Phase 1 of the master plan from the Cape Cod Commission. Conditions #3, 4, 5 and 6 of this decision shall be met prior to issuance of a Certificate of Compliance for Phase 1.
3. Prior to any development on the site, the applicant shall provide the Cape Cod Commission with a conservation restriction to be approved by Commission counsel and recorded at the Registry of Deeds or Land Court which provides that all of the open space areas shown on the Comprehensive Facilities Plan shall remain as permanent open space. The restriction and site plan shall be recorded prior to issuance of a Certificate of Compliance from the Commission. This condition relates to the overall master plan but will be met prior to occupancy of the Phase 1 structures.
4. All underground oil tanks will be accurately located and removed at the time of building demolition. Contaminated soils, if encountered, will be examined in place and certified for removal. Hazardous materials or asbestos will be handled by properly licensed contractors and removed.
5. The school will contract for all deliveries to the dining hall to be by cube trucks capable of reversing direction in the space provided within the school property to avoid turning conflicts on Hammond Road.
6. The school has reached an agreement with the Scorton Shores Association to provide for reasonable access to the site by construction vehicles for Phase 1 relating to Hammond Road, which will be incorporated in the contract specifications for the Phase 1 contractors.
7. Riverview School shall seek approval from the Massachusetts Highway Department for site line distance improvements as shown on the Comprehensive Facilities Plan dated March 1, 1996, revised July 18, 1996.

The following conditions (#8 through #14) relate to the overall master plan and shall be complied with in future phases of the project.

8. Prior to any development, as defined in the Act, proposed for future phases of the master plan, Riverview School shall provide building elevation drawings, landscaping and lighting plans for the structures and site area included in that phase of development for review and approval by the Cape Cod Commission.
9. Riverview School shall seek approval from the Massachusetts Highway Department for the location of the new wall structure at the school's entrance and for all access changes as shown in the Comprehensive Facilities Plan, dated March 1, 1996, revised July 18, 1996.
10. When the one-way access is implemented at the main entrance to the site, Riverview School shall install signage at the one-way exit drive location indicating "Do Not Enter" to reduce the potential for wrong-way traffic.

11. Riverview School shall use diligent efforts to minimize the impacts of the additional conference traffic by considering housing seminar participants within the on-site dormitories, providing information to participants on nearby hotels and inns, and providing meals on-site.

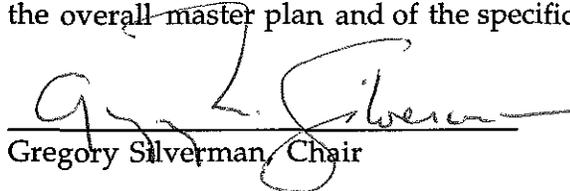
12. Prior to renovation of Torrey House and Holtmeier House, Riverview School shall submit a scope of work and renovation plans to the Cape Cod Commission and the Massachusetts Historical Commission for review and approval.

13. Prior to construction of the new dormitory and new middle school, Riverview School shall submit a proposed design for a secondary wastewater treatment system (denitrifying system), with the ability to reduce nitrogen concentrations by a minimum of 50%, to serve the new dormitory, new middle school, and Janse Hall. The denitrifying system shall be constructed simultaneously with the construction of the new dormitory and the new middle school, or whichever comes first, and shall be completed prior to a certificate of occupancy for either building.

14. All underground oil tanks will be accurately located and removed at the time of building demolition. Contaminated soils, if encountered, will be examined in place and certified for removal. Hazardous materials or asbestos will be handled by properly licensed contractors and removed.

15. Prior to proposing development on the GROW site beyond that which is defined in the master plan, the applicant shall conduct a plant and wildlife habitat assessment on all undeveloped areas which are not designated as permanently protected open space in accordance with CCC Technical bulletin 92-002. The applicant will locate development away from environmentally sensitive areas identified in the habitat assessment.

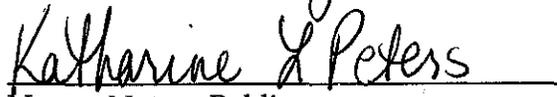
The Commission hereby grants Riverview School Inc. a DRI Approval with Conditions of the overall master plan and of the specifics of Phase 1.


Gregory Silverman, Chair

8/8/96
Date

Commonwealth of Massachusetts
Barnstable, ss.

Subscribed and sworn to before me this 8th day of August 1996


Name, Notary Public

My commission expires: