



CAPE COD COMMISSION

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DATE: October 7, 2002

TO: Riverview School Inc.
551 Route 6A
East Sandwich, MA 02537

FROM: Cape Cod Commission

RE: Modification of Development of Regional Impact Decision
dated August 8, 1996 and modified June 11, 1997
Cape Cod Commission Act, Sections 12 and 13

APPLICANT: James W. Middleton
Assistant Head of School
Riverview School Inc.
551 Route 6A
East Sandwich, MA 02537

PROJECT: Riverview School Master Plan

PROJECT #: TR96009

BOOK/PAGE: 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

CERTIFICATES:
#138410; #76712; #84958; #137395; #135528

MODIFICATION TO DEVELOPMENT OF REGIONAL IMPACT DECISION

The Development of Regional Impact decision dated August 8, 1996 and modified June 11, 1997 for the Riverview School Master Plan project is hereby amended by a vote of the Regulatory Committee on October 7, 2002. All conditions attached to the original

Riverview School Master Plan – Modification
October 7, 2002



decision dated August 8, 1996 and modifications dated June 11, 1997 continue to apply except as modified herein.

1. In the project description on page 2, move “demolition of existing maintenance building” from “Future Phases (Main Site) to “Phase 1 (Main Site).
2. In the project description on page 2, delete the words “for future re-use” from the Phase 1 (main site) section dealing with dismantling of the existing pre-fabricated Industrial Arts Building.
3. In the project description on page 2, add new section titled “Phase 2 (Main Site)” Move under this new heading the “construction of a new dormitory complex”, “demolition of existing Horton House dormitory”, “construction of a new gymnasium” and “demolition of existing gymnasium” from the section titled “Future Phases (Main Site).”
4. Add “relocate Health Center to Brook House” and “demolition of the existing Health Center” to the project description on page 2, under the heading “Phase 2 (Main Site)”.
5. Add new heading to the project description titled “Phase 2 (GROW Site)” and move “construction of a new dormitory complex” up under this heading from “Future Phases (GROW Site).”
6. Delete “construction of new maintenance building” from the project description on Page 2, under the heading “Future Phases (GROW Site).”
7. Add “Modification application and plans dated 18 September, 2002” and “Modification application addendum and plans dated 24 September, 2002” to the list of “Materials submitted for the record – submittals from the Applicant”.
8. Add the following at the end of finding #2: “The limits of Phase 2 of the project are shown on plans in the binder titled “Modifications to the Comprehensive Facilities Plan” dated September 18, 2002 and the plans for the gymnasium (A.1, A.2, A.3, A.4, A.9, A.10 & A.11) included in the Addendum to Modifications dated September 24, 2002.
9. Delete the phrase “Comprehensive Facilities Plan dated March 1, 1996, revised July 18, 1996.” from finding #13 and replace with “Plan of Land Showing Open Space Areas as required by Cape Cod Commission and dated May 9, 2002.”
10. In finding # 18, insert “and Phase 2 structures (two new dormitories and gymnasium)” after the description of Phase 1 structures.
11. In finding # 20, add the following at the end of the paragraph, “The lighting and landscaping proposed for Phase 2, as shown on the GROW Residence Revised

Planting Plan (L-2) and Site Lighting Plan (L-3) dated July 12, 2002; Site Two Dormitory Planting Plan (L-2) and Site Lighting Plan (L-3) dated August 11, 2002; Gymnasium Planting Plan (L-2) and Site Lighting Plan (L-3) dated August 16, 2002 are consistent with Regional Policy Plan standards.”

12. In finding # 22, add the following to the end of the paragraph, “Phase 2 shall include septic systems that will achieve a maximum effluent discharge of 25 ppm or better on all Phase 2 buildings, as illustrated in the plans included in the binder titled “Modifications to the Comprehensive Facilities Plan” dated September 18, 2002. Phase 2 development includes the use of SeptiTech denitrifying septic systems (as shown on plan C-1 & C-2 for the Athletic Center/Gymnasium and C-1 & C-2 for the GROW site dormitory). SeptiTech systems are currently approved for “pilot” use under the Massachusetts Department of Environmental Protection (DEP) alternative septic system permitting program. This pilot permit limits the number of systems State-wide and is testing to see whether this system can consistently discharge effluent with a total nitrogen concentration of 19 parts per million (ppm). The installation of denitrifying septic systems listed above that achieve the specified nitrogen effluent concentrations will allow this project to improve existing nitrogen loading on this site.”
13. In finding # 24, add “and occupancy” after the words “construction work”.

CONDITIONS

1. Delete entire Condition #1 and replace with the following, “All Phase 1 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, Middle School Classroom Building Exterior Elevations A3.7 and A3.8, dated January 20, 1997, the lighting plan, Addendum #2, dated March 1, 1996, revised June 20, 1996 and the Landscape Master Plan, A-9, dated March 1, 1996, and Site Plan - Planting Plan L.6, dated January 20, 1997. Phase 2 buildings shall be constructed in a manner consistent with the plans included in the binder titled “Modifications to the Comprehensive Facilities Plan” dated September 18, 2002 and the plans for the gymnasium (A.1, A.2, A.3, A.4, A.9, A.10 & A.11) included in the Addendum to Modifications dated September 24, 2002. Any deviation from these plans will require further review and approval by the Cape Cod Commission.”
2. Delete entire Condition #2 and replace with the following, “Prior to receiving a Certificate of Compliance for any Phase 2 construction, 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. The Applicant shall receive, for each of the three buildings constructed in Phase 2, a Certificate of Compliance from the Cape Cod Commission prior to receiving a Certificate of Occupancy from the Town of Sandwich.”

3. Delete entire Condition #3 and replace with the following, "Prior to the issuance of the First Certificate of Compliance on Phase Two, the applicant shall provide the Cape Cod Commission with a conservation restriction and site plan consistent with MGL, Chapter 184, §§31–33 that is approved by Commission counsel and recorded at the Registry of Deeds or Land Court. The open space areas A, B, C, D, E1, E2, F1, and F2 as shown on the "Plan of Land Showing Open Space Areas as required by Cape Cod Commission" and dated May 9, 2002 shall remain as permanent open space.
4. Delete entire Condition #4 and replace with the following, "All underground oil tanks will be accurately located and removed at the time of building demolition in both Phase 1 and Phase 2. 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. Prior to issuance of a Certificate of Compliance for each building in Phase 2 construction, the applicant shall submit to the Cape Cod Commission copies of tank removal permits, as well as a copy of a report that details the survey done for suspect asbestos-containing material (ACM) and methods to properly manage and dispose of any suspect ACM found by the survey.
5. Include new condition # 8 as follows, "Plans for the proposed parking lot at the corner of Hammond Road and Route 6A shall be submitted for review and approval by the Cape Cod Commission prior to issuance of the first Certificate of Compliance for Phase 2. These plans shall illustrate all proposed landscaping and lighting. Prior to the issuance of a Certificate of Compliance for the final Phase 2 building, this parking lot and associated landscaping and lighting shall be completed."
6. Include new condition # 9 as follows, "Prior to issuance of the first Certificate of Compliance in Phase 2, the applicant shall consult with the Old Kings Highway Review Committee regarding the design and materials of the gymnasium. The final design of the gymnasium shall be approved by the Cape Cod Commission prior to issuance of the first Certificate of Compliance on Phase 2 by the Commission."
7. Include new condition # 10 as follows, "All Lighting proposed as part of Phase 2 construction shall be in compliance with the exterior lighting requirements of Technical Bulletin 95-001 (as amended February 21, 2002). This shall include but not be limited to, a maximum parking lot pole light height of 20 feet and a maximum of 8 foot candles for all lights as measured below the fixture at grade. Lighting shall also be consistent with the GROW Residence Site Lighting Plan (L-3) dated July 12, 2002, Site Two Lighting Plan (L-3) dated August 11, 2002 and Gymnasium Site Lighting Plan (L-3) dated August 16, 2002. Prior to issuance of each Certificate of Compliance in Phase 2 by the Commission, and prior to

issuance of a Certificate of Use & Occupancy by the Town of Sandwich, staff shall conduct in-the-field verification of the lighting design and light levels.”

8. Include new condition # 11 as follows, “The Riverview School shall establish and maintain a program to manage any hazardous material, infectious waste or hazardous waste the School uses, handles, stores or generates, including but not limited to fluorescent bulbs, computers, televisions, PCB-light ballasts, mercury thermometers, mercury thermostats, and mercury-containing batteries. The School shall provide evidence to the Commission that a program has been established prior to issuance of the final Certificate of Compliance for Phase 2 by the Commission.”
9. Include new condition # 12 as follows, “Landscape Plans for Phase 2 buildings shall be modified to replace the proposed burning bush species with a non-invasive species. The applicant shall submit a revised landscape plan for Commission staff approval, prior to a first Certificate of Compliance for Phase 2.”
10. Include new condition # 13 as follows, “A denitrifying system designed to serve Janse Hall, the new middle school classroom building, and the new dormitory, as shown in Wastewater Treatment Plans C-4 through C-6, dated January 9, 1997, shall be constructed simultaneously with the construction of the new middle school classroom building and shall be completed prior to receiving a Certificate of Occupancy for the new middle school classroom building. When the new dormitory building is constructed, it shall be connected to the denitrifying system prior to receiving a Certificate of Occupancy for the new dormitory building. As part of Phase 2, septic systems with a maximum effluent discharge of 25 ppm will be used for the GROW site dormitory and gymnasium. If the proposed SeptiTech systems are either not approved by DEP for general, or provisional use or do not achieve the required 25 ppm total nitrogen concentrations, they shall be replaced with state-approved septic systems (or other technologies) that conform with this condition, prior to issuance of a final Certificate of Compliance.”
11. Amend language on page 10 to read “The following conditions (#14 through #20) relate to the overall master plan and shall be complied with in future phases of the project.”
12. Renumber conditions # 8, 9, 10, 11 and 12 to conditions # 14, 15, 16, 17 and 18.
13. Delete condition # 14 and replace with a new condition 19 as follows, “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. The applicant shall submit to the Cape Cod Commission copies of tank removal permits, as well as a copy of a report that details the survey done for suspect asbestos-containing material

(ACM) and methods to properly manage and dispose of any suspect ACM found by the survey.”

14. Renumber condition # 15 to condition # 20

David Ansel
David Ansel, Chair

10/29/02
Date

Commonwealth of Massachusetts
County of Barnstable

On this ^{29th} (day) day of OCTOBER (month), (year), before me personally appeared DAVID J. ANSEL (name of acknowledger(s)), to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Dorr Steven Fox
Notary
Commonwealth of Massachusetts

My Commission Expires: _____

