



# CAPE COD COMMISSION

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DATE: July 31, 2003

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 (as modified June 11, 1997 and October 7, 2002)

APPLICANT: Maureen Brenner  
Head of School, Riverview School

PROJECT: Riverview School Master Plan  
Sandwich, MA

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

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## **MODIFICATION TO DEVELOPMENT OF REGIONAL IMPACT DECISION**

The Development of Regional Impact decision dated August 8, 1996 and modified June 11, 1997 and October 7, 2002 for the Riverview School Master Plan project is hereby amended by a vote



of the Regulatory Committee on July 31, 2003. All conditions attached to the original decision dated August 8, 1996 and modifications dated June 11, 1997 and October 7, 2002 continue to apply except as modified herein:

1. In the project description on page 2, create a new section called "Phase 3 (GROW site)" and list under it "construction of GROW Academic Center." Delete "construction of a new classroom building" from "Future Phases (GROW site)."
2. In the project description on page 2, add "demolition of existing office building" to "Phase 3 (GROW site)."
3. Add the following to the list of "Materials Submitted for the Record – Staff Reports and Correspondence:"
  - 4/28/03 Memorandum to the Regulatory Committee
  - 7/23/03 Memorandum to the Regulatory Committee
4. Add the following to the list of "Materials Submitted for the Record – Submittals from the Applicant:"
  1. 4/25/03 Modification application from Maureen Brenner, Head of School
  2. 5/1/03 Construction Documents with sheets L1, L2, L3, C1a, C1b, C2a, A1, A2, and A4.
  3. 6/2/03 Memorandum regarding a clarification of transportation figures
  4. Addendum to Comprehensive Facilities Plan for the Riverview School (Addendum 3, 17 February 2003, submitted to the Trustees and Administration of Riverview School), received by the Commission on 6/2/03
  5. 7/2/03 Letter from Carmen Garufo, CMG Architects, to Dorr Fox regarding student enrollment
  6. 7/2/03 Letter from Maureen Brenner, Head of School, certifying student enrollment
  7. Revised Planting Plan (sheet L2) with Revision date of 7/1/03, received by Commission 7/2/03
  8. 7/19/03 Memorandum from Carmen Garufo, CMG Architects to Dorr Fox regarding student enrollment
  9. 7/21/03 Letter from Maureen Brenner, Head of School, amending certified student enrollment

#### FINDINGS

5. In general Finding #2 add the following to the end of the existing text, "The limits of Phase 3 (GROW site) are shown on the Construction Documents, GROW Academic Center, Riverview School, Inc, as issued to the Commission on May 1, 2003, and include sheets L1, L2 (as revised on July 1, 2003), L3, C1a, C1b, C2a, A.1, A.2, A.4."
6. Add general Finding #2A to read as follows, "The student population on the Main Campus consists of 115 residential students, 1 day student, 10 overnight staff, and 53 day-use only staff. The student population on the GROW site is expected to increase over time to a maximum of 24 residential students, 2 residential staff, 31 day-use only students, and 6 day-use only staff. Future enrollment and staffing on both campus's will

remain at these numbers.”

7. In transportation Finding #3 edit the second sentence to read as follows, “The student population will remain at 116 students in the Intermediate, Middle and High School program, and the student population will not exceed 55 students in the Project GROW program.”
8. Replace community character Finding #18 with the following text so that it incorporates the newly added Phase 3: “The Phase 1 structures (dining hall and high school building and middle school classroom building), Phase 2 structures (two new dormitories and gymnasium), and the Phase 3 structure (GROW Academic Center) are compatible in height, scale, materials and design with the surrounding architecture and neighborhoods.”
9. Edit community character Finding #20 to reflect the most recent revision by changing the date of Phase 2, GROW Residence Revised Planting Plan (L2) from July 12, 2002, to July 1, 2003. Also in Finding #20, add the following at the end of the paragraph: “The lighting and landscaping proposed for Phase 3, as shown on the GROW Campus Revised Planting Plan (L2) dated July 1, 2003 and the Exterior Lighting Plan for GROW Academic Center (L3) dated May 1, 2003, are consistent with Regional Policy Plan standards.”
10. Delete Water Resources Findings #22, #23, and #24 and replace with the following six Findings:
  - “22. The Riverview School is located within the watershed (or Marine Water Recharge Area) to Scorton Creek. Existing nitrogen loading on the site during the initial review, completed under the 1991 RPP, was 371 kg/yr and 7.47 ppm. Since the concentration was greater than the regional 5 ppm nitrogen loading standard, the site was identified as a Water Quality Improvement Area (WQIA) (Section 2.1.1.2.E of the 1991 RPP). This section of the 1991 RPP requires redevelopment projects exceeding either a coastal water quality standard or the regional 5 ppm nitrogen loading standard to improve nitrogen loading levels. Since the school planners were not planning to increase the number of students or staff, the RPP-required nitrogen loading reduction was met by the installation of a state-approved denitrifying septic system.
  23. Subsequent to the initial review, an additional proposal for the construction of two new dormitories and a new gymnasium was also reviewed. At the time, concerns were expressed that the overall wastewater flow on the site exceeded the state threshold (10,000 gallons per day) for obtaining a state Groundwater Discharge Permit (GWDP). Coordination between the applicant, the state Department of Environmental Protection (DEP), and the Commission determined that although the threshold was exceeded, the school was not expanding their student or staff population, and provisions within state regulations allowed them to continue to use the variety of septic systems on the site as long as this population remained constant. In order to continue to meet the nitrogen loading improvement required

in the RPP, another portion of the existing wastewater flows were treated with an existing denitrifying septic system. As a result of this, nitrogen loading was reduced to 368 kg/yr and 7.0 ppm.

24. In December 2002, Riverview School was granted an Approval for a Large System Upgrade by the state DEP which included the installation of a pilot denitrifying septic system (SeptiTech) for the GROW portion of the school campus and an overall Title 5 wastewater flow limit of 11,425 gallons per day (gpd). The 11,425 gpd limit was based on an overnight student and staff population of 153 (at a flow of 65 gpd per person) and an additional 74 day faculty, administration, and staff (at a flow of 20 gpd per person).
25. The Phase 3 proposal calls for a new classroom building on the GROW portion of the Riverview campus. This building was in the original Master Plan and planned to be 3,700 sq.ft., but the proposed size has been clarified in the 4/25/03 modification request to be 7,200 sq.ft. No change in the student or staff population was initially proposed, but recent submittals by the applicant include planned increases in population on the GROW portion of the site. The school intends to increase the GROW campus population from 20 overnight students and staff and 3 day faculty and staff to 26 overnight students and staff and 37 day students, faculty, and staff. No changes are proposed on the main portion of the campus; a population of 125 overnight students and staff and 64 day students, faculty, and staff will be maintained. The result of these proposed staff and student increases will cause the Title 5 wastewater flow on the Riverview campus to increase to 11,835 gpd.
26. Because the planned student increases (see Finding #25) will increase wastewater flows beyond the DEP limit of 11,425 gpd, the applicant will be required by the state to obtain a state Ground Water Discharge Permit (GWDP). The applicant has acknowledged this responsibility during discussions with Commission and DEP staff. GWDP's generally include a concentration limit of 10 ppm total nitrogen for all wastewater effluent on a site. With the use of a wastewater treatment system attaining 10 ppm total nitrogen, the overall nitrogen load on the site is reduced to 199 kg/yr and 3.4 ppm, both of which would meet the RPP standard requiring a water quality improvement.
27. The requirement of a GWDP means that the project will also need to meet the wastewater treatment facility Minimum Performance Standards (Section 2.1.2 of the 1991 RPP)."

#### CONDITIONS

11. In Condition #1, insert the following before the last sentence, "Phase 3 shall be constructed in a manner consistent with the May 1, 2003 Construction Documents, GROW Academic Center, Riverview School Inc., including sheets L1, L3, C1a, C1b, C2a, A1, A2, and A4, and with Revised Planting Plan (sheet L2) dated July 1, 2003."

12. Edit Condition #2 as follows:
  - insert “or Phase 3” after “for any Phase 2” in the first sentence
  - in the last sentence insert “and for the GROW Academic Center in Phase 3” after “constructed in Phase 2.”
  
13. Edit Condition #4 as follows:
  - in the first sentence replace “in both Phase 1 and Phase 2.” with “in Phase 1, Phase 2, and Phase 3.”
  - in the fourth sentence insert “and Phase 3” after “in Phase 2”
  
14. Edit Condition #10 as follows:
  - in the first sentence insert “and Phase 3” after “as part of Phase 2”
  - at the end of the third sentence insert “, and with GROW Academic Center, Exterior Lighting Plan (L3) dated May 1, 2003.”
  - in the last sentence add “and Phase 3” after “in Phase 2”
  
15. In Condition #11 insert “and Phase 3” after “for Phase 2” in the last sentence.
  
16. At the end of existing Condition #12 add the following, “Landscaping on the GROW campus shall be planted according to the Revised Planting Plan, as revised on July 1, 2003, which has eliminated the invasive burning bush species by replacing it with *Viburnum tomentosum mariesi*.”
  
17. Replace Condition #13 with the following two Conditions:
  - “13. Prior to obtaining a state Groundwater Discharge Permit (GWDP) for the planned population increases on the site, Title 5 wastewater flows on the entire Riverview campus shall be limited to 11,425 gallons per day (gpd). All wastewater generated on the GROW portion of the Riverview campus shall be treated with a SeptiTech denitrifying septic system. Wastewater treatment systems on the overall campus shall be consistent with DEP’s 11/26/02 Approval of an Alternative System for Piloting Use and DEP’s 12/5/02 Approval of Large System Upgrade for Riverview School. Flows shall be determined using the following flow rates: Day staff, faculty, and students, 20 gpd per person; Overnight staff, faculty and students, 65 gpd per person. As currently proposed, this is equivalent to 153 overnight staff and students and 74 faculty, administration, and day staff.
  
  14. Prior to receiving the Certificate of Compliance for Phase 3, the applicant shall provide the Commission with a copy of a state GWDP for the School. Commission staff will review the GWDP and associated materials to ensure that minimum performance standards related to wastewater treatment facilities (MPS 2.1.2) are met. Title 5 wastewater flows on the entire Riverview Campus shall be limited to no greater than 11,835 gpd with day students and staff assigned a flow of 20 gpd and overnight students and staff assigned a flow of 65 gpd. Any modifications to

the GWDP shall be submitted to the Cape Cod Commission for review and approval.

18. Renumber existing Conditions #14 - #20 to #15 - #21.

David Ansel / Al  
David Ansel, Chair

8/2/03  
Date

Commonwealth of Massachusetts  
County of Barnstable

On this 1<sup>st</sup> day of August, 2003, before me personally appeared Mr. Ansel, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Dorr Steven Fox  
Notary  
Commonwealth of Massachusetts

My Commission Expires: \_\_\_\_\_

