

# CAPE COD COMMISSION

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Date: March 13, 2007

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

From: Cape Cod Commission

Project: Riverview School Comprehensive Facilities Plan  
551 Route 6A,  
Sandwich, MA 02537

Project #: HDEX # 05011

Re: Modification of Development of Regional Impact Hardship  
Exemption Decision dated November 3, 2005 and modified July 7,  
2006

BOOK/PAGE: Lot 76, Plan 32028-Z, Cert. #120755  
Lot A-2, Plan 11765-E, Cert. #22874, excluding Lot 208 on  
11765-J  
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

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## MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the Development of Regional Impact decision dated November 3, 2005 and modified on July 7, 2006 for the Riverview School Comprehensive Facilities Plan project is hereby amended. All findings and conditions attached to the original decision continue to apply except as modified herein.



Minor Modification #1

Condition G1 is modified as follows:

- G1. All work shall be constructed in a manner consistent with the following plans:
- Comprehensive Facilities Plan received May 12, 2005 and titled "Project for Community Benefit Application for Exemption".
  - Existing Site Drainage Plans, dated June 14, 2005, prepared by Bennett O'Reilly, Inc.
  - Proposed Site Drainage Plans, dated June 14, 2005 and revised October 13, 2005, prepared by Bennett O'Reilly, Inc.
  - Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005 and prepared by CMG Architects as **modified by the letter and plans dated March 6, 2007 from Mr. R Dalrymple.**
  - **Proposed Dormitory Modules 1 and 2 shall be constructed in accordance with the plans ST-1, L-1, L-2 dated February 16, 2006, plans A-1, A-2, A-3, A-6, A-7 dated February 6, 2006 and plans C-1, C-2, C-3, C-4, C-5 dated February 3, 2006.**

Any deviation during construction from the approved plans, including but not limited to changes to the building design, building location, lighting, landscaping or other site work, shall require approval by the Cape Cod Commission through a modification process, pursuant to Section 12 of the Commission's Enabling Regulations. The applicant shall submit to the Commission any additional information deemed necessary to evaluate any modifications to the approved plans.

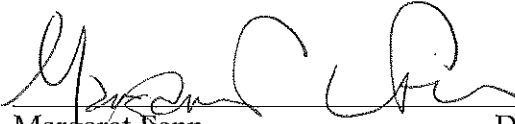
Condition NR1 is modified as follows:

- NR1. Prior to the issuance of a Final Certificate of Compliance for ~~either~~ the proposed dormitory **(or any part thereof)** ~~or tennis court~~, the school shall install the sixteen (16), 4-4.5" caliper (diameter) hornbeam trees located along Torrey Road **as shown on the Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005.** ~~as well as~~ **Prior to the issuance of a Final Certificate of Compliance for the tennis court, the school shall install the** eleven (11), 4-4.5" caliper American Delaware elm trees located at the school entrance as shown on the Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005.

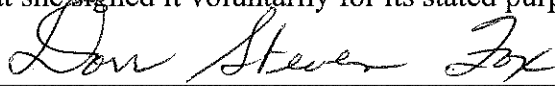
Condition CC3 is modified as follows:

- CC3. Prior to issuance of a Final Certificate of Compliance for ~~either~~ the proposed dormitory **(or any part thereof)** ~~or tennis court~~, the street trees and embankment stabilization groundcover (Stage One Planting) shown on The Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005, will be planted. The remainder of the landscaping shown on the Torrey Road

Proposed Landscaping Plan will be planted at the time of construction of the tennis court, parking lot and Lund Center respectively, in accordance with the schedule detailed on the Torrey Road Proposed Landscaping Plan.

 3/13/07  
Margaret Fenn Date  
Executive Director  
Cape Cod Commission

On this 13<sup>th</sup> of March 2007, before me, the undersigned notary public, personally appeared MARGARET L FENN proved to me through satisfactory evidence of identification, which were PERSONAL KNOWLEDGE to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public  
Commonwealth of Massachusetts

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

