



CAPE COD COMMISSION

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Date: October 27, 2008

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, March 13,
2007, May 12, 2008, and July 3, 2008

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

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, March 13, 2007, May 12, 2008, and July 3, 2008 for the Riverview School Comprehensive Facilities Plan project is hereby amended to accommodate revisions to the proposed performing arts center / student center. All findings and conditions attached to the original decision continue to apply except as modified herein.

Riverview School – Minor Modification 2 – October 27, 2008

Page 1



Minor Modification #2

The following conditions shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):

- 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.
 - The proposed parking lot located at the west side of the main campus (in the vicinity of the dormitory and Janse Hall) shall be constructed in accordance with the plan prepared by Siemasko and Verbridge, Inc titled "The Riverview School Proposed Parking Lot Changes" dated June 6, 2008
 - The Hornbeam trees to be planted in accordance with condition NR1 below shall be planted in accordance with the revised plan dated June 26, 2008, and attached to the letter dated June 26, 2008 from Mr. Richard Dalrymple.
 - **Site Drainage plan, dated October 2, 2008, prepared by J.M. O'Reilly & Associates, Inc.**
 - **Proposed new Student Center for Riverview School plans L1.0, L3.0, L4.0, and L6.0 dated September 23, 2008, prepared by Siemasko + Verbridge**

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.

- WR1. The stormwater system shall be designed as detailed on the stormwater plan (Proposed Site Drainage, dated June 14, 2005 and revised October 13, 2005 **and as revised by the Site Drainage plan, dated October 2, 2008, prepared by J.M. O'Reilly & Associates, Inc.**). The applicant shall keep records of system inspection in conformance with the maintenance and operation plan detailed on the Proposed Site Drainage Plan and shall

allow inspection of such records and system components at a mutually agreeable time by Commission staff, not more than once a year.

CC3. Prior to issuance of a Final Certificate of Compliance for the proposed dormitory (or any part thereof), 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, and as amended by plans L1.0, L3.0, L4.0 and L6.0 dated September 23, 2008, prepared by Siemasko + Verbridge, including the twelve (12) hornbeam trees shown on the plan dated June 26, 2008 and attached to the letter dated June 26, 2008 from Mr. Richard Dalrymple, 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.

The following condition shall be an addition to the decision:

WR3. Prior to issuance of a Final Certificate of Compliance for the proposed performing arts center / student center, Commission staff shall conduct a field inspection verifying that the swales and infiltration structures at the southern part of the property have been constructed as well as the proposed dry wells, all of which are illustrated on plans identified in condition G1.

Royden Richardson
Royden Richardson, Regulatory Committee Chair

October 30, 2008
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

Oct 30, 2008

Before me, the undersigned notary public, personally appeared Royden Richardson, in ~~his~~ her capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that ~~he~~ she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.

Gail P. Hanley
Notary Public

My Commission Expires:

10/13/11