



CAPE COD COMMISSION

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Date: July 3, 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, 2008 and May 12, 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 and May 12, 2008 for the Riverview School Comprehensive Facilities Plan project is hereby amended to accommodate revisions to the layout of the parking lot located to the western side of the main campus and to adjust the placement and quantities of trees to be

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planted along Torrey Road. All findings and conditions attached to the original decision continue to apply except as modified herein.

Minor Modification #1

The first paragraph of Finding NR2 shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):

The proposed tennis court site contains four trees (two American basswood, and two maple species), which should be considered specimen trees. The total diameter at breast height (dbh) for these four trees is 73 inches. MPS 2.4.1.2 requires that specimen trees be preserved. The unique circumstances of the Riverview School, including its function as a school, the limited space on the school grounds to accommodate tennis courts, and the important role that the tennis program plays in the school's curriculum, warrant an exception to the specimen tree requirements. In the past, the Commission has allowed for the "replacement" of specimen trees, by dbh measure, at a 1:1.5 ratio, which in this situation would be 110 inches total diameter. The school is proposing **twelve (12) 4-4.5" caliper (diameter) hornbeam trees located along Torrey Road, as well as 11, 4-4.5" caliper American Delaware elm trees located at the school entrance and a significant number of additional trees (seventeen 3.5" caliper Red Maples, sixteen 3.5" caliper White Oak, eight 3.5" caliper Pear trees and eleven 2.5" caliper Crab Apple trees) as part of the landscape plans for the new dormitory and Performing Arts/Student Center. In total, the quantity of the proposed tree planting to** meets or exceeds the 110 inches caliper requirement.

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.**

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.

- NR1. Prior to the issuance of a Final Certificate of Compliance for the proposed dormitory (or any part thereof), the school shall install the **twelve (12) sixteen (16), 4-4.5” caliper (diameter) hornbeam trees** located along Torrey Road as shown on the **revised plan dated June 26, 2008 and attached to the letter dated June 26, 2008 from Mr. Richard Dalrymple.** ~~Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005.~~ Prior to the issuance of a Final Certificate of Compliance for the Performing Arts (Student) Center, 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.
- CC2. Prior to issuance of a Preliminary Certificate of Compliance for the Performing Arts Center, Riverview School shall submit final design plans for the building and adjacent landscaping for Commission staff review and approval for their consistency with the Schematic Landscape Plan dated October 2, 2005 (sheet L.1) and architectural drawings for the Lund Center For Music And Performance (Sheets A.1, A.2, A.3, A.4 and A.5). **Prior to issuance of Preliminary Certificate of Compliance for the Performing Arts Center (Student Center), the parking lot shown on the June 6, 2008 plan shall be completed and associated landscaping installed.**
- 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, **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.

Paul Niedzwiecki

7/7/08

Paul Niedzwiecki
Executive Director
Cape Cod Commission

Date

Commonwealth of Massachusetts
County of Barnstable

On this day of July ⁷, 2008, before me, the undersigned notary public, personally appeared Paul Niedzwiecki 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.

Gail P. Hanley

Notary Public
Commonwealth of Massachusetts

My Commission Expires: 10/13/11