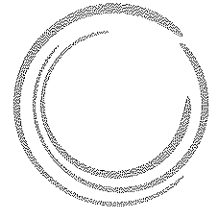


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CAPE COD
COMMISSION

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DATE: June 14, 2010

TO: Richard Dalrymple, Business Manager
Riverview School Inc.
551 Route 6A
East Sandwich, MA 02537

FROM: Cape Cod Commission

RE: Modification of a Development of Regional Impact Decision dated
November 3, 2005 (as modified July 7, 2006, March 13, 2007, May
12, 2008, July 3, 2008, and October 27, 2008)

APPLICANT: Riverview School, Inc
c/o Ms. Maureen Brenner, Head of School
551 Route 6A
Sandwich, MA 02537

PROJECT: Riverview School Comprehensive Facilities Plan

PROJECT # HDEX # 05011

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 1765-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 13 of the Cape Cod Commission *Enabling Regulations* (Revised May, 2010 and corrected June 2, 2010), the Development of Regional Impact decision dated August 8, 1996 (as modified July 7, 2006, March 13, 2007, May 12, 2008, July 3, 2008, and October 27, 2008) for the Riverview School Master Plan project is hereby amended to reflect a revision of the landscape plan pertaining to the eleven Elm trees along the entrance to Riverview School. All findings and conditions attached to the original decision and subsequent modifications continue to apply except as modified herein.

Minor Modification Type #1

Natural Resource Findings:

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):

NR2. 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) 16, 4-4.5" caliper (diameter) hornbeam trees located along Torrey Road, as well as 11, 4-4.5" caliper American-Delaware **Princeton** Elm trees located **along Route 6A and** 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.

General Conditions:

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

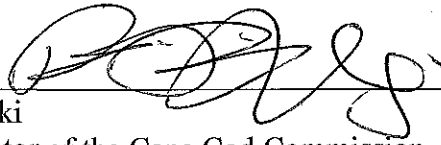
letter and plans dated March 6, 2007 from Mr. R Dalrymple **and by the letter dated June 3, 2010 with the attached plan (stamped received June 3, 2010) from Mr. R. Dalrymple.**

- 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.
- **The Princeton Elm trees to be planted in accordance with condition NR1 (below) and shall be planted in accordance with the revised plan (stamped received June 3, 2010) attached to a letter dated June 3, 2010 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 13 12 of the Commission's *Enabling Regulations (Revised May, 2010, corrected June 2, 2010)*. The applicant shall submit to the Commission any additional information deemed necessary to evaluate any modifications to the approved plans.

Natural Resource Conditions:

- 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), 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. 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 **Princeton** Elm trees located **along Route 6A and** at the school entrance as shown on the Torrey Road Proposed Landscaping Plan dated October 11, 2005, revised October 18, 2005 **as modified by the letter dated June 3, 2010 with the attached plan (stamped received June 3, 2010) from Mr. R. Dalrymple.**



6/16/10

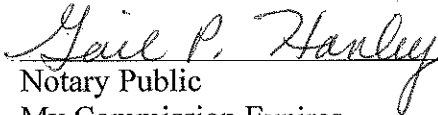
Paul Niedzwiecki
Executive Director of the Cape Cod Commission

Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss. June 16, 2010

Before me, the undersigned notary public, personally appeared Paul Niedzwiecki in his capacity as Executive Director 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.



Notary Public

My Commission Expires

10.13.11