

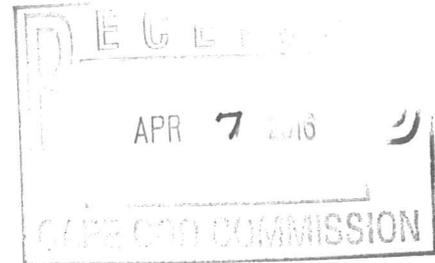


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April 6, 2016
0116179-00001

By Hand Delivery

Jon Idman, Esq., Chief Regulatory Officer
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630



Re: Waterhouse Properties, LLC - Atlantic Subaru Dealership
Minor Modification Request

Dear Jon:

As discussed at our meeting last month, the proposed site plans for the above referenced minor modification have been revised to enlarge the proposed parking area on 122 Waterhouse Road in response to the needs of the dealership and to help mitigate for parking areas which will be lost with the dealership expansions on 124 Waterhouse Road. By way of background, as was indicated in our meeting, when the original design was presented to the Bourne Planning Board, it was based on guidance from the Town that the entire new development area on both 122 and 124 Waterhouse Road needed to remain below 40,000 square feet to avoid Cape Cod Commission jurisdiction. As a result, the most acute needs of the dealership were addressed with the expansions, but in an effort to remain under the 40,000 square feet of new development area, the project did not fully address the dealership's parking needs.

Since the Cape Cod Commission is involved irrespective of the amount of development area because of the prior Cape Cod Commission decision, Waterhouse Properties, LLC (the "Owner") has revised its plans in accordance with our discussions to enlarge the previously proposed parking area on 122 Waterhouse Road, as shown on the revised project plans submitted herewith. The revised plans depict approximately 27,526 square feet of pavement on the approximately .94 acre property. The balance of the lot will be vegetated, as shown on the landscape plans, including buffering landscaping on three sides of the lot. The design of the front buffer (along Waterhouse Road) is consistent with the proposed design of the landscaping along the front yard of 124 Waterhouse Road. In addition, a vegetated bio-infiltration area is shown along the north side of 122 Waterhouse Road to handle drainage and storm-water run-off.



This relatively minor increase in pavement of about 13,500 square feet from the previously proposed design does not appreciably affect the land use analysis, but does enhance the dealership's operations by providing much-needed additional parking spaces. As part of the Town of Bourne's approval of the dealership expansion, existing gravel parking located to the rear of the dealership building within the layout of Dornick Road is being eliminated thereby increasing the need for the additional parking spaces on 122 Waterhouse Road. This loss of parking is not reflected in the parking calculations shown on the site plans.

In connection with this revision, I enclose the following materials:

1. Two (2) full size and two (2) reduced sized copies of the updated site plan set dated last revised March 2016.
2. Two (2) copies of an updated Project Narrative prepared by Horsley Witten Group.
3. One (1) bound copy of the Stormwater Analysis and Drainage Report prepared by Horsley Witten Group dated revised March 2016.

Electronic copies of these documents will be provided under separate cover.

Thank you again for meeting with us to discuss this plan revision. If you have any questions or comments regarding these materials or the minor modification project, please let me know. In addition, Commission staff should feel free to contact Brian Kuchar at Horsley Witten Group directly with any technical questions.

With best regards, I remain,

Very truly yours,

Eliza Cox

EZC:
Enclosures

cc: Coreen Moore, Town Planner, Town of Bourne (w/ plans and narrative)
Levon Semirjian, President & CEO, Atlantic Subaru (w/o encls.)
Brian Kuchar, Horsley Witten Group (w/o encls.)