From: Steven Tupper
To: Jonathon Idman
Cc: Glenn Cannon
Subject: RE: Atlantic Subaru - updated materials
Date: Friday, April 08, 2016 2:54:50 PM

Jon,

To answer your specific parking question, it appears based on local zoning that this use would fall under "Other Uses" so parking requirement would be "*individually determined by the Building Inspector, except that determination will be by the Planning Board in cases referred to that Board by the Inspector of Buildings for site plan review*."

In general, the RPP seeks to minimize the number of parking spaces. Commission transportation staff would suggest that Applicant work to provide only the minimum number of spaces required to the operation of the facility.

Reviewing the proposed modification, the number of spaces per square foot of building area under the proposed condition is less than that of the existing condition. As such, Commission transportation staff suggests that the number of spaces proposed is not problematic in terms of the transportation-related review of the project.

Thanks,
Steve

From: Jonathon Idman
Sent: Friday, April 08, 2016 10:39 AM
To: Monica Mejia; Scott Michaud; Steven Tupper; Sharon Rooney; Jeffrey Ribeiro; Sarah Korjeff; Martha Hevenor
Cc: Glenn Cannon; Tom Cambareri; Heather McElroy; Chloe Schaefer; Michele White
Subject: FW: Atlantic Subaru - updated materials

Hi,

As you recall, we are in the continuing process of reviewing a DRI modification request for Atlantic Subaru on Waterhouse Rd. in Bourne. This has not yet been sent to the CPR for review; staff is still in the process of review and comment.

We have just received the attached, seeking revision to the mod request.

I believe the genesis of the revisions to be a discussion I had with the applicant. I had advised the applicant that the Commission would require open space mitigation for the modification proposal as it involves disturbing currently undisturbed wooded area for parking on a parcel not originally part of the DRI decision. I further advised that there would be required mitigation for the entire new parcel, though parking/ new disturbance was only proposed on a portion of it, based on the open space standards in the RPP under which the modification request would be reviewed.

Because open space mitigation is required for the entire new parcel, notwithstanding the level of development/ disturbance proposed on it, the applicant has revised its modification request seeking more parking than originally proposed in the modification on this parcel.

I had previously received comment/ discussed open space, transportation, landscaping/ design, water resources issues with staff in these areas.

Based on this new information, please provide any supplement/ update to your previous comments/ discussion.

I imagine that, among other things,

- transportation staff will want to analyze the total amount of parking proposed under zoning/ project demand;
- design staff will want to review the landscaping/ buffering associated with the parking (we'd previously had substantial discussion about the proposed, revised landscape buffer in front of the building); and
- water resources staff will want to review drainage/ nitrogen loading associated with the parking.
- The open space mitigation analysis would stay the same, as I previously advised the applicant that the entire new parcel would have to be mitigated for, notwithstanding the level of development/ disturbance proposed on it. We discussed that a cash payment would be appropriate (based on the per acre value in the existing decision- approx. $30,000), and the applicant has previously submitted a 'no take' letter for development on the new parcel from NHESP.

Please provide me any updated comments you might have on the attached as soon as you are able, so that I can generate a staff report for a CPR meeting to review the proposal. Hard copies of the attached are in the reg dept.

Jon

From: Eliza Cox [mailto:ECox@nutter.com]
Sent: Thursday, April 07, 2016 4:21 PM
To: Jonathon Idman
Subject: FW: Atlantic Subaru - updated materials

Hi Jon,

I've attached to this email electronic copies of the materials enclosed in the Atlantic Subaru submittal from today.

For the plans, you will need to follow the link below.

Please let me know if you have any questions or trouble accessing the materials.

Thank you,
Eliza

Eliza Z. Cox
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From: Brian Laverriere [mailto:blaverriere@horsleywitten.com]
Sent: Thursday, April 07, 2016 10:22 AM
To: Eliza Cox
Cc: Brian Kuchar
Subject: RE: Atlantic Subaru - updated materials

Hello,

I have attached the Drainage Report, Appendix and Narrative. For the stamped plan set, you may be able to copy and paste the below link into your email to Jon. Otherwise, use the link to download a digital copy.

Click to Retrieve File(s)

160331-ATLANTIC SUBARU IMPROVEMENTS PLAN SET-STAMPED-14028.pdf

Let me know if you have questions or issues,
Brian A. Laverriere