

**From:** [Eliza Cox](#)  
**To:** [Jonathon Idman](#)  
**Subject:** Subaru - Open Space Calculation  
**Date:** Friday, April 22, 2016 11:40:01 AM

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Dear Jon,

Thanks to you and CCC staff for making time to meet with us last Friday on the Subaru minor modification request. I wanted to follow-up with you relative to Martha's comments at the meeting.

At our meeting, she recognized the open space provisions of the 1996 Regional Policy Plan, but calculated the open space based on 65% of the project site for 122 Waterhouse Road. In reviewing this further following our meeting, it is our position that the correct calculation is 50% of the project site, as you had previously calculated in an email to me.

The 1996 RPP defines the term "Significant Natural Resources Area" as "Areas shown on the Cape Cod Significant Natural Resource Area Map dated September 5, 1996, as amended..."

In reviewing the Significant Natural Resources Area map in effect at the time of the 1996 RPP and that corresponds with the 1996 RPP, neither 122 nor 124 Waterhouse Road were mapped as a Significant Natural Resource Area. As such, we believe that the correct calculation, per the 1996 RPP and associated maps, is as "other areas" and is based on 50% of the upland area.

Therefore, assuming the cash calculation contained in the 2000 CCC decision of \$1.46 per square foot (which, as an aside, I believe is actually higher than current open space \$ values in Bourne), results in a cash payment of \$29,891 ( $0.94 \times 43,560 \times 50\% \times \$1.46$ ).

Please confirm your agreement or let me know if you wish to discuss.

Thank you,  
Liza

Eliza Z. Cox



Nutter McClennen & Fish LLP

1471 Lyannough Road

Hyannis, MA 02601

Direct line 508.790.5431 Fax 508-771-8079

[www.nutter.com](http://www.nutter.com)

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