

**Ethan Parsons**

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**From:** Bryan Townsend <batgram@icloud.com>  
**Sent:** Friday, May 20, 2022 10:24 AM  
**To:** Ethan Parsons  
**Cc:** Carolyn Britt  
**Subject:** Follow-up to last night's meeting regarding 55 Waldingfield  
**Attachments:** Screenshot from Ora Master Plan 7.12.jpeg.pdf

To Chair Britt:

*At last night's meeting, you asked the public to submit via email any comment they wished to bring up at last night's PB meeting with respect to the Ora application for a special permit at 55 Waldingfield. The comment I was seeking to make at the podium follows:*

Last night, Ora's counsel emphatically stated to the Planning Board that Ora had "**never**" considered a buildout of its office campus of nearly 125,000 SF. This statement is not supported by the facts as found within the current public record.

Ora's 7/12/21 Application, and related 10/20/21 GEPD Calculations letter, asked for a special permit for a total of **95,000 SF of "proposed buildings"** to add to the existing nearly 30,000 SF of buildings for a **total corporate campus of nearly 125,000 SF.**

For reference, please see two snippets from their Application and GEPD Calculations letter:

**7. Proposed Floor Area**

**Existing                  Proposed**

Existing Buildings

	Existing	Proposed
Great Estate Mansion	13,970 GSF	13,970 GSF
Carriage House	2,134 GSF	1,067 GSF*
School House	919 GSF	919 GSF
Pool House	756 GSF	756 GSF
Farm House	4,615 GSF	2,100 GSF**
Barn	10,387 GSF	10,387 GSF
Total	<b>32,781 GSF</b>	<b>29,199 GSF</b>

\*Existing apartment on second floor to be removed

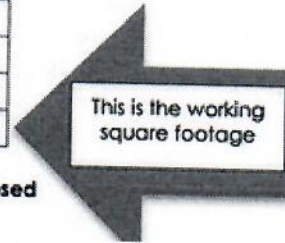
\*\*Recent and non-historically significant additions to be removed

Ora's GEPD special permit application (as yet unmodified) seeks permanent authority for 95K SF of new building (over four phases, of which 56K is office for phase 2), all of which would be added to the "proposed," existing square footage of 29,199, for a total of **124,199 square feet**, just under the GFA limitation, of 124,930, set by lot size restriction (see below):

6. IX.H.3.b.iv- Maximum Building Area

Total allowable floor area shall be limited 8% of the area of the lot.

	Calculation Variables
Area of applicant's land at 55 Waldingfield	39.9 Acres
Area of Land in Wetlands or River Protection Act:	8.10 Acres
1/2 of the Area of Land in Wetlands or River Protection Act:	4.05 Acres
Lot size minus 1/2 of the Area above:	35.85 Acres
8% of Resulting Lot Size above:	2.87 Acres
Resulting Maximum Building SF at 1 Acre = 43,560 SF	<u>124,930 SF</u>



7. Proposed Floor Area

Existing Proposed

In closing, I support the comments made by you and others on the Planning Board last night to seek a detailed summary presentation of what Ora is seeking under the special permit (should it vary from the original application), with a complete package of required documents - many of which have not yet been submitted and all of which should be related to the total buildout request Ora is now seeking - so there is no doubt in the public record as to what is exactly before the Planning Board for its consideration. Ora's repudiation last night of the original application's buildout, and reluctance to submit the required documentary evidence of Ora's control over the site (copy of P&S), should raise our collective concern with respect to this special permit Application.

Thank you.

Bryan Townsend

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