

Jeffrey Ribeiro

From: Jane Logan <janelogan31@hotmail.com>
Sent: Thursday, May 28, 2015 6:04 AM
To: Jonathon Idman; Gail Hanley; pniedwiecki@capecodcommission.org; Patty Daley; Sarah Korjeff; Lev Malakhoff; tmacintyre@capecodcommission.org; Monica Mejia; Scott Michaud; Elizabeth Perry; Jeffrey Ribeiro; Sharon Rooney; Kristy Senatori; Jessica Wielgus
Subject: Sandwich Sports Complex

Cape Cod Commission Officials:

I'm not able to attend the hearing today on the proposed Cape Cod Sports Complex, please accept the following written comments into the official record for the public hearing on this project:

The Sports Complex proposed for the "Golden Triangle" between Cotuit Road, Rte. 130 and Quaker Meeting House Road in Sandwich doesn't appear to meet Cape Cod Commission criteria for review under the Development Agreement Regulations:

1. The developer isn't providing major infrastructure or public benefits.
2. The design doesn't ensure preservation of community character.
3. The sports complex will have a huge impact on traffic, water use and waste water treatment along with the risk of contamination to underground water from chemicals used to maintain fields.
4. I believe this project violates zoning and will require a zoning variance and I don't believe the taxpayers will approve the variance.
5. This project would benefit from the most comprehensive review process available through the Cape Cod Commission.
6. The project is inconsistent with the regional or local comprehensive plans as it won't enable a substantial segment of the population to secure housing, conservation, environmental protection, education, recreation or balanced economic growth. This is not a public recreation project, it is private commercial project.

At this point there is no guarantee in writing in any of the documents signed that part or all of this project won't be changed to a non-profit organization and therefore pay no property or other taxes. The other sports complexes owned by the investors are set up as non-profit entities.

Another issue for Sandwich is the Selectmen have entered into this agreement without considering the negatives of the project. The primary negative impact on Sandwich will be the increase demand for Police and Fire services. Also, when considering traffic issues related to this project please keep in mind the town of Sandwich proposed site of the new public safety building is on Quaker Meeting House Road. If the proposed sports complex is approved and the public safety building is approved for the same area, emergency vehicles will have to negotiate through traffic jams to respond to calls. 40% of emergency calls originate from the area of town where the Police and Fire stations are currently located. In the event this sports complex and the

public safety building are located in the same area of town, emergency response times will be slower which could cost lives or in the event of a major fire in downtown, loss of historic buildings.

I wonder if the height of the motel and the glare of the solar panels on the field house roofs will have an affect on air traffic at the military base. Since the Cape Cod Commission considers regional issues I assume the military base is taken into consideration during your review.

Last but certainly not least, the design (as proposed and published in the Cape Cod Times and other publications) is not in keeping with the area. The proposed five story height is a three full stories higher than other buildings in the area. The motel looks like a five story parking garage and the field houses look like shoe boxes leaned up against each other. The fields have no room for people to watch games. The parking appears to be inadequate to accommodate the throngs of people this project will need to attract to be self supporting.

In summary this project has the potential to have a huge impact on Cape Cod in general and Sandwich in particular and therefore requires the most comprehensive review process available through the Cape Cod Commission.

Please confirm receipt of this email.

Regards,

Jane Logan, CPCU
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