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MEMORANDUM

TO: SUBCOMMITTEE MEMBERS

FROM: JEFFREY RIBEIRO, REGULATORY OFFICER

SUBJECT: SPRINGHILL SUITES LR/TR14017 BENEFITS AND DETRIMENTS

DATE: JUNE 25, 2015

The following is a summary of some suggested benefits and detriments of the proposed Springhill Suites by Marriott (the Project) of a regional character that have been raised at the May 26, 2015 and June 16, 2015 hearings on the project through application materials as well as from testimony by both the applicant and the public.

Suggested project benefits:

- 1) Would further the Town's goal of redeveloping the eastern end of Main Street
- 2) Would improve the character of a blighted site through redevelopment
- 3) Would rebuild sidewalk and road infrastructure along Main Street and site access to Lantern Lane
- 4) Would support tourism through additional accommodations for leisure and business travelers
- 5) Would employ local contractors, workers and suppliers during and after construction
- 6) Would reduce stormwater issues on site and off site through new structured infiltration
- 7) Would create year round jobs
- 8) Would have a positive impact on local businesses

9) Is consistent with the goals of the Business Redevelopment District

Suggested project detriments:

1) Would negatively affect the flow of traffic on nearby roadways compared with current conditions, including response times for emergency vehicles

2) Would detrimentally impact community character through large building size inconsistent with local development patterns

3) Is inappropriately located and insensitive to abutting properties by being both insufficiently buffered and an incompatible use

4) Is not consistent with the intent of the local Business Redevelopment zoning

5) Would hurt locally-owned commercial accommodation businesses

6) Would not effectively engage the public along Main Street

7) Would increase groundwater levels off site through on-site infiltration of stormwater

8) Would not pay workers a living wage, as based on employment data provided in the application materials