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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

REVISED: JULY 23, 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 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
- 10) Would increase property and room tax revenue to the Town

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*~~
- 7) Would not pay workers a living wage, as based on employment data provided in the application materials

*Staff suggests that credible evidence has not been submitted to the Commission to support such a finding.