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CAPE COD
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Minutes
Springhill Suites by Marriott (TR14017) Meeting
July 23, 2015
Assembly of Delegates Chamber, First District Courthouse
3195 Main Street, Barnstable, Massachusetts

Subcommittee Members Present: Ernest Virgilio (Chair), Mary Pat Flynn, John D. Harris, John McCormack, Jr., Richard Roy, Charles McCaffrey (Alternate), and Royden Richardson (Alternate)

Commission Staff Present: Glenn Cannon (Director of Technical Services), Jonathon Idman (Chief Regulatory Officer), Sarah Korjeff (Historic Preservation Specialist), Garry Meus (Landscape Architecture and Design Specialist), Elizabeth Perry (Regulatory Officer II), and Jeffrey Ribeiro (Regulatory Officer II)

Others Present: Atty. Kevin Eriksen (Counsel, Falmouth Hospitality LLC), Julianna Hoch (JD LaGrasse Architects), and Robert Walker (Principal, Falmouth Hospitality LLC)

Minutes Summary

The Cape Cod Commission (Commission) Springhill Suites by Marriott Subcommittee (Subcommittee) held a meeting to review a proposal by Falmouth Hospitality LLC (Applicant) to construct a 110-room hotel as a Development of Regional Impact (DRI). The Subcommittee briefly discussed the project before scheduling a public meeting for July 30, 2015 at 2:00pm at the Barnstable County Strategic Information Office located at 3195 Main Street in Barnstable.

Public Meeting

Ernest Virgilio, Chair, convened a public meeting at 4:45pm. He then moved to recess for a break. Richard Roy seconded. All were in favor.

Mr. Virgilio reconvened at 4:56pm. He said he thinks the Subcommittee needs time to consider the revised building designs and the testimony taken at the earlier public hearing. He said the Subcommittee should reconvene for a public meeting next week to discuss a draft decision

John D. Harris said that the public and the Applicant had both submitted new material that should be considered, and that he feels the subcommittee needs additional time to review. He

said the transportation counts from ITE are not skewed, and that they are used for all projects. He said any decision of the Commission must be based on the applicable existing policies and procedures.

John McCormack, Jr. said that the Subcommittee will have to decide if this project meets the standards of the Regional Policy Plan and determine the benefits and detriments.

Jonathon Idman, Chief Regulatory Officer, said that Mr. McCormack was correct, and the Subcommittee would have to decide if the benefits outweigh the detriments. He said if the Subcommittee wanted more time, the next public meeting could be held in one week on July 30, 2015 and would be an in-depth discussion on all sections of a draft decision. He said that this would not give the Subcommittee much time to review the draft decision before making a recommendation to the full Commission.

Mr. Virgilio asked if the next hearing could be rescheduled for a later date. Mr. Idman replied that the public hearing period must close Friday, August 7, 2015, so there would not be more time in the hearing period for the Subcommittee to review the draft decision.

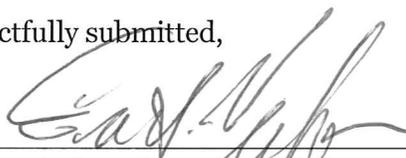
Mary Pat Flynn said the Subcommittee needed time to review the materials further.

Mr. Virgilio complimented the work of Sarah Korjeff, Historic Preservation Specialist.

Mr. McCormack moved to hold a public meeting on July 30, 2015 at 2:00pm at the Barnstable County Strategic Information Office located at 3195 Main Street in Barnstable. Mr. Harris seconded. All were in favor. The meeting was adjourned at 5:06pm.

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Respectfully submitted,



Ernest Virgilio, Chair, Springhill Suites by Marriott Subcommittee

8/20/15
Date