

FALMOUTH HOSPITALITY LLC

August 20, 2015

Cape Cod Commission
C/O Jeffrey Ribeiro
Regulatory Officer I
3225 Main Street, PO Box 226
Barnstable, MA 02630

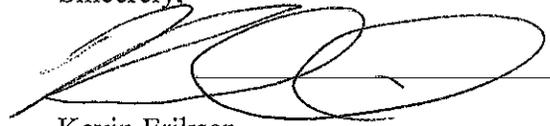
Subject: 556 Main Street, Falmouth MA (the "Property")
Applicant: Falmouth Hospitality LLC (the "Applicant")

Dear Members of the Commission,

This letter is in response to a number of the recent opposition submittals received by the Commission, particularly in the last two weeks. Certainly, the Applicant acknowledges that there has been some vocalized resistance to the development of 556 Main Street. This has come in the form of public hearing testimony before the Subcommittee as well as in the form of letters and emails submitted to the Commission staff for the file. The intention of this letter is not to debate the opinions of those who have presented them. Falmouth Hospitality LLC respects those opinions. However, the development of private property and the property rights of land owners is not determined by a popular vote. That is as true in the Town of Falmouth as it is anywhere in the United States. Statutes such as M.G.L. c. 40A have been established and local zoning bylaws and regional regulations, such as the Cape Cod Commission's Regional Policy Plan, have been promulgated to ensure that all applicants are afforded due process. In the instant case, Section 240-240 (G)(1)(a) of the Town of Falmouth Zoning Bylaws specifically allows for the development of commercial accommodations in the Business Redevelopment Zone in which the subject property is located. The Commission has received a letter from Mr. Brian Currie acknowledging that the project as proposed can be permitted on the property subject to minimal local permitting relief. Contrary to what has been repeated in numerous comments and letters submitted, there is no mandate to provide residential uses in the Business Redevelopment Zone. That said, the Applicant would like to state that a proposed commercial accommodations use on this site is an ideal transitional commercial use between residentially zoned land and commercially zoned land due to its residential nature. We are proud of the application that is before you. Our hard work was validated two weeks ago when, after six previous meetings and hours of testimony, the Subcommittee voted 4-1 to acknowledge that our project fully complies with the Regional Policy Plan and that our project benefits outweigh any probable project detriments.

We look forward to meeting with you this afternoon to continue to move this process forward so that we may begin the local approval process. Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Kevin Eriksen