

Cape Cod Commission  
P.O Box 226  
3225 Main St  
Barnstable, Ma



RE: Proposed Marriott Hotel, 556 Main St Falmouth, Ma

I am against the proposal to build a large hotel at this location.

#### OUT OF CHARACTER

A 68,000 square foot hotel is out of character for this section of Main St. This project does not follow what was envisioned in Falmouth Local Comprehensive Plan . The Comprehensive Plan for this section of Main St. is "currently the focal location for revitalization and land use conversion from linear development to "village-style development...creating consistency with down town Main St. The long term desire is to modify the majority of the 'strip' area into a village-style environments." Also "Commercial development in Falmouth shall incorporate the small, pedestrian scale, broken mass, varied rooflines and traditional local materials that characterize the town's historic village." ... A large Marriott Hotel is drastically out of scale to anything else on Main St. and is the polar opposite to the Falmouth Comprehensive Plan for a village style environment.

#### TRAFFIC

A 110 room hotel will bring more traffic to Main St. Hotel guest will utilize their vehicles while staying at the hotel. The attractions in the area such as the beaches, Falmouth Harbor, Woods Hole and ferry service are too far from the proposed hotel for most people to walk to. The narrow streets surrounding Main St. (short cuts) such as Nye, Rd and Queen St. are already dangerous for pedestrians, due to the high speed, overflow traffic from Main St. A massive hotel at 556 Main St. will further overburden the surrounding neighborhoods streets...The seasonal, one day per week Falmouth Farmers Market was moved off of Main St. due to parking problems and traffic congestion... The proposed 110 room 68,000, square foot hotel will increase traffic and parking problems every day, all summer.

#### COMMERCIAL VEHICLES

The hotel parking area is not large enough for most commercial vehicles to turn around. There will not be enough of a turning radius for delivery trucks, garbage trucks and buses. Large vehicles will have to back out onto Main St or back into the parking area from Main St. These type of vehicles are a necessity for a hotel. Commercial traffic backing on and off of Main St. will be dangerous and snarl traffic.

#### 587 MAIN STREET PARKING LOT.

The property across the street from the proposed hotel, 587 Main St. has been suggested by the developer as a possible parking lot for the Hotel. A hotel parking lot at this location will put pedestrians at risk and will cause more traffic issues. Motorist waiting for hotel guest to cross Main St. will cause traffic chaos. Hotel guests crossing Main St. on a regular basis is an accident waiting to happen! Please envision a family of first time Falmouth visitors crossing from the hotel to the parking lot at night, in the rain, carrying luggage.

#### WALK THROUGH

I encourage the Cape Cod Commission and Falmouth regulatory board voting member to do "walk through" of the location to get a "real life" scenario of how the proposed hotel will affect the area.

Please, walk down Lantern Lane to get a feeling for the cozy neighborhood. Please walk down Nye Rd and Queen St. to see how the narrow the streets really are. Witness the cars speeding through these neighborhoods to avoid the traffic on Main St. Please attempt walking across Main St. between the proposed hotel and the proposed parking lot, under different traffic and weather condition.

Thank you

A Concerned Falmouth Resident