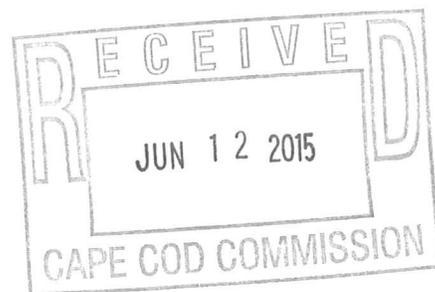


Richard Cavicchio  
Corinna Rizzi  
9 Lantern Lane  
Falmouth, MA 02540



Cape Cod Commission  
PO Box 225  
3225 Main Street  
Barnstable, MA 02630

June 10, 2015

Dear Commission Members,

We are writing to express opposition to the Springhill Suites by Marriott project submitted by Falmouth Hospitality, LLC to be located on 556 Main Street.

The objectionable issues this project raises are numerous. Unsustainable traffic both pedestrian and vehicular of an already congested downtown, the multitude of unacceptable safety risks for walkers, bicyclists, children, car drivers and passengers, the alteration of the character of side and surrounding neighborhoods, not to speak of the character and charm of the historic Falmouth village being forever altered; these being just some of the undue burdens this proposal will place on the community of Falmouth.

Six years ago, my husband and I bought our home on Lantern Lane. We chose the community of Falmouth, not just for this quaint, quiet residential street, but more importantly for the community itself. We believed Falmouth to be a community committed to maintaining a certain character, to carrying forth a vision as eloquently described in the Local Comprehensive Plan. The proposed 110 Marriott Hotel does not meet the vision as set forth in the Plan and defies everything we believed the community of Falmouth to be. Never did we imagine that such a proposal such as the Marriott, so out of character from the town's historic village, would be entertained.

This serene neighborhood will be anything but with continuous traffic flow of cars, delivery and service vehicles accessing the back of the hotel. Accurate traffic studies, not just based on mythical models need to be conducted of Main St, Lantern Lane, Dillingham Ave and other affected surrounding neighborhoods to assess the impact of this town altering proposal.

At the first Commission meeting, all the focus was on the front of the building and how it was viewed from Main St. No mention was made as to the back of the building, nor the rooftop pool and the noise and disruption that would occur. In fact, no mention was made in the presentation that a neighborhood existed from that back view. No mention was made that real people, with real lives, and real families live behind that building. The Commission staff mentioned only positive impact from this proposal. Does he not know there is a neighborhood beyond the back of the building? How can he honestly say there is only positive impact without even mentioning any negative impact?

Accurate traffic studies need to be completed before the magnitude of such a proposal can be contemplated. Instead, what is contained in the proposal are many differing numbers that appear to be derived to meet the needs of the applicant to qualify for a limited review. This seems like an attempt to bypass the system and the appropriate process that is designed to protect the rights of the residents of Falmouth.

We fully comprehend that some type of business/mixed use development is necessary to enhance that area of Main St. However, the approval of such a proposal that would radically alter the character of this town and not be in accordance with the vision of the Local Comprehensive Plan, is an affront to this entire community. The scope of the Marriott proposal in no way fits with the character of a quaint, small town village setting. There currently exists no such structure in downtown Falmouth that matches the long term negative impact the Marriott poses.

This proposal is not just about the irreparable damage to Lantern Lane and its surrounding neighborhoods, but the impact on the entire community of Falmouth. Not only will the excessive amount of traffic generated affect everyone who lives and visits Falmouth, but the charm and beauty of Falmouth will be forever altered. It is difficult to comprehend how the Farmer's Market be denied their Main Street location because of traffic issues, but a 110 room Marriott be acceptable. It defies logic in attempting to understand what objective criteria is being used to make these decisions.

We urge you to carefully and judicially weigh the long term consequences of your decision and not underestimate the irreparable damage that will be done with the size and scope of the project proposed by the Marriott. Please do not be seduced by their promises to enhance our beautiful community. Whose rights are you entrusted to serve, those of a corporation not invested in our town or those of the residents and community of Falmouth? Please ask yourselves, if this were your town, your neighborhoods, your back yard, would you vote for this? If you answer honestly, I think not. Please make the right decision for the community of Falmouth.

Sincerely,

  
  
Corinna Rizzi  
Richard Cavicchio