

Jeffrey Ribeiro

From: leschen.lindell@verizon.net
Sent: Wednesday, June 17, 2015 5:54 AM
To: Jeffrey Ribeiro
Subject: comments from last night
Attachments: AL comments 6-16.docx

Jeffrey
Please add my comments (attached) from last night's public hearing on the Springhill Suites Marriott to the record. Thank you.
Alison Leschen

My comments to the Commission from June 16, 2015 Public Hearing:

I assume that when reviewing a project like this, you weigh the benefits vs. the detriments to the community. The benefits I see (and that the proponent mentioned) in this case are:

- more hotel rooms, which many people agree are needed, and
- property and room tax revenue for the town
- jobs (questionable benefit given that 91% re below average wage)
- local business revenue from guests

The detriments have been talked about by many people at this meeting and the last:

- increased traffic in an already very congested area
- negative impact on the lives and property values of residents of now-quiet residential neighborhoods
- potential safety issues for children and other pedestrians
- Falmouth residents being forced to look at a building that is far out of scale and out of context, exacerbated by the fact that the building takes up so much of the lot that there is no room for any visual buffer.

It struck me that none of the benefits are dependent on the hotel being in this location. And none of the detriments would be detriments if this hotel were in the right place.

I know it is not your job to suggest that an applicant look elsewhere to site his project. But it is your job to deny an application if it is the right thing in the wrong place. This one is.

While I of course can't speak for the whole town, I suspect that if this hotel were proposed in a place that made more sense – in a location that isn't already burdened with traffic jams, where there isn't a residential neighborhood that would become a thoroughfare for truck and other traffic, where no one would be forced to look at a giant wall and listen to revelers and beeping trucks right outside their house, where everyone who drives down Main St isn't forced to look at a building that is totally out of scale, and where the size of the lot was adequate for both parking and vegetated buffers – if this hotel were proposed in such an area, I am guessing that the opposition would largely disappear, and people would welcome it for the benefits it has the potential to provide. A hotel of this size is not wrong in and of itself – it is only wrong in this location.

So don't think that if you turn this proposal down, Falmouth will never get the hotel rooms or tax revenue it may need. There are other options, where the benefits will far outweigh the detriments. Let's wait for those.

Submitted June 17 by Alison Leschen
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