

765 West Falmouth Highway  
Falmouth, MA 02540  
15 June 2015

The Cape Cod Commission  
3225 Main Street  
P.O. Box 226  
Barnstable, MA 02630

**Re: Springhill Suites by Marriot, 556 Main Street, Falmouth MA**

We urge the Commission to disapprove this development on the basis that the detriments outweigh the benefits. During the 26 May public hearing, there was no presentation of detriments by either the Falmouth Hospitality LLC or the subcommittee of the Cape Cod Commission. This letter lists some of the detriments from the point of view of long time Falmouth residents.

There will be increased traffic on East Main Street and Lantern Lane. The traffic study presented at the 26 May hearing was clearly misguided and inappropriate and needs to be replaced by a realistic study based on measurement of actual traffic in the area. No further consideration of the Springhill Suites project should be allowed until this study is complete.

The effect of the increased traffic on Lantern Lane would be significantly detrimental to residents of Lantern Lane. It is likely that employees, guests, deliveries, trash pickup, service vehicles etc. will use Lantern Lane for convenience. None of this is appropriate on this dirt road. If the project goes forward the public should insist that Lantern Lane be physically closed at the Marriot property creating a dead end road. The only users of the street would be residents of Lantern Lane and their designates. However, even this would lead to problems when GPS users try to avoid Main Street – where do they turn around when they find that the GPS is wrong?

It is clear that the proposed hotel structure is out of keeping with the architecture of the nearby section of Main Street. It is much larger than any nearby building and of a totally different style. The proposed use of “appropriate” siding materials, special lighting fixtures, etc. does not correct the basic problems with the building design. The glass overpass between the two sections of the hotel is especially jarring and out of place. It is clear that the current design would have a huge negative impact on the character of the village – exactly the type of problem that the Cape Cod Commission Act was designed to avoid.

There was no presentation at the public hearing of the rear elevation of the building but it is likely to be similarly out of keeping with the neighborhood that it faces – modest private homes on Lantern Lane.

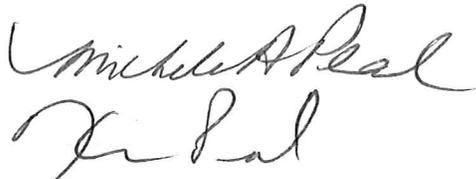
This hotel would add significantly to the inventory of rental rooms in Falmouth. Does the Commission have a plan that indicates the need for such an increase? Or is the Commission simply reacting to a proposal from an outside entity that has no interest in the health of other Falmouth businesses? It seems likely that adding this many rooms would be seriously detrimental to the bottom line of many smaller motels and B&Bs.

Although the construction and operation of the hotel would add some jobs to the local economy it is likely that the employees could not afford to live in Falmouth. Thus the project will exacerbate the affordable housing problem on Cape Cod.

Finally the hotel and its construction would present an increased load on Falmouth's infrastructure particularly water, sewage, roads, electricity, police and fire fighting. Although this will be balanced somewhat by room taxes, it will not provide for major improvements that may be necessary possibly leading to an increase in the tax rate.

Since the Marriott Hotel name is spelt with two t's it may be important to determine if the Falmouth Hospitality LLC project "Springhill Suites by Marriot" is actually affiliated with the Marriott Hotel chain.

Yours truly,

Handwritten signatures of Michele and Ken Peal. The first signature is 'Michele A Peal' and the second is 'Ken Peal'.

Michele and Ken Peal