

Good evening. I am Peter D. Cook, member of The Community Preservation Committee, Precinct Six Town Meeting Member and resident of West Falmouth. Thank you for continuing this important discussion.

At the last meeting I focused on the history of Tradition Village that surrounds the proposed development on Main Street.

As a member of Town Meeting and the CPC I represent the citizens of Falmouth and charged with researching the issues that come before me so I can fully understand them and make good decisions.

Tonight I would like to address another area I researched that I think predicts the future of Falmouth should this project happen.

Falmouth Hospitality LLC, which is Falmouth in name only, is owned by Mr. Robert Walker, owner of RAVentures, Inc., in Westford, MA. His Counsel, Mr. Kevin Eriksen, is from the real estate law firm, Deschenes & Farrell also of Westford, MA.

Mr Walker and Mr. Eriksen have developed office parks, shopping centers, hotels, restaurants and car washes in communities in MA and NH. Although I found evidence that the process for them was not always easy, on online forums and news articles, they have created what you see before you on this board. **(Briefly point of projects on the board)**

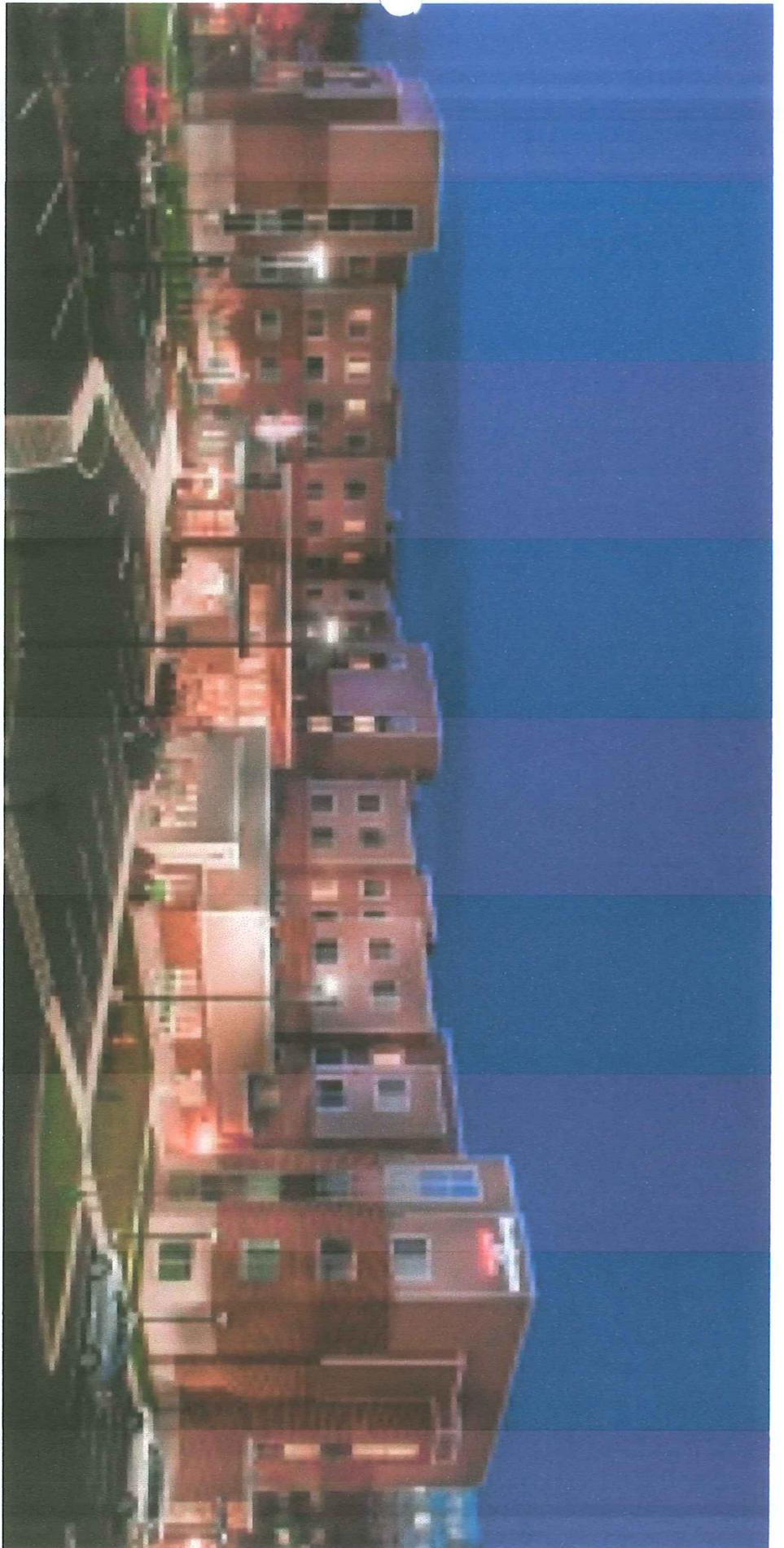
There is no denying that they have successfully run a real estate development business in northern MA and NH. Their projects fit into a landscape that accepts large shopping centers, sprawling parking lots, and huge office parks. What they have not developed is any project for a town's Main Street.

As I said last time, I come from the suburbs of Philadelphia. Mr. Walker's projects look very familiar. I lived in an area where there were few controls for property development, where one large parking lot merged into another and where big box stores were everywhere. We had few local stores and I spent most of my life going to malls. These pictures look like suburbia anywhere in the United States.

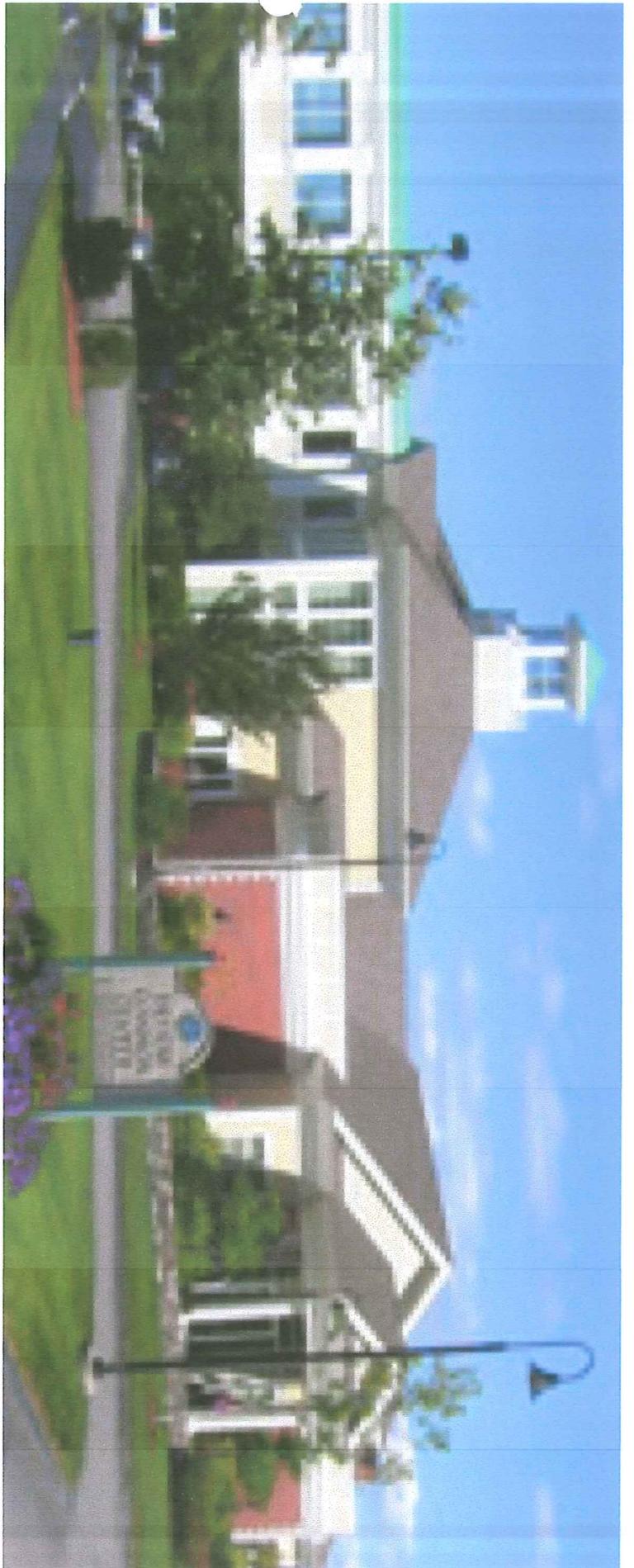
I moved my family to Falmouth to leave behind the kind of development Mr. Walker creates. We wanted the small town, community life. We wanted to know our neighbor and be part of a vibrant community that cares for the town and the residents. We found it in Falmouth.

I am reminded of what Falmouth could become if developers like Mr. Walker are allowed to build here every time I visit Hyannis.

The town I love is not Hyannis – it is Falmouth. Members of the committee, let's keep a special place, Falmouth, Massachusetts, special. Thank you.











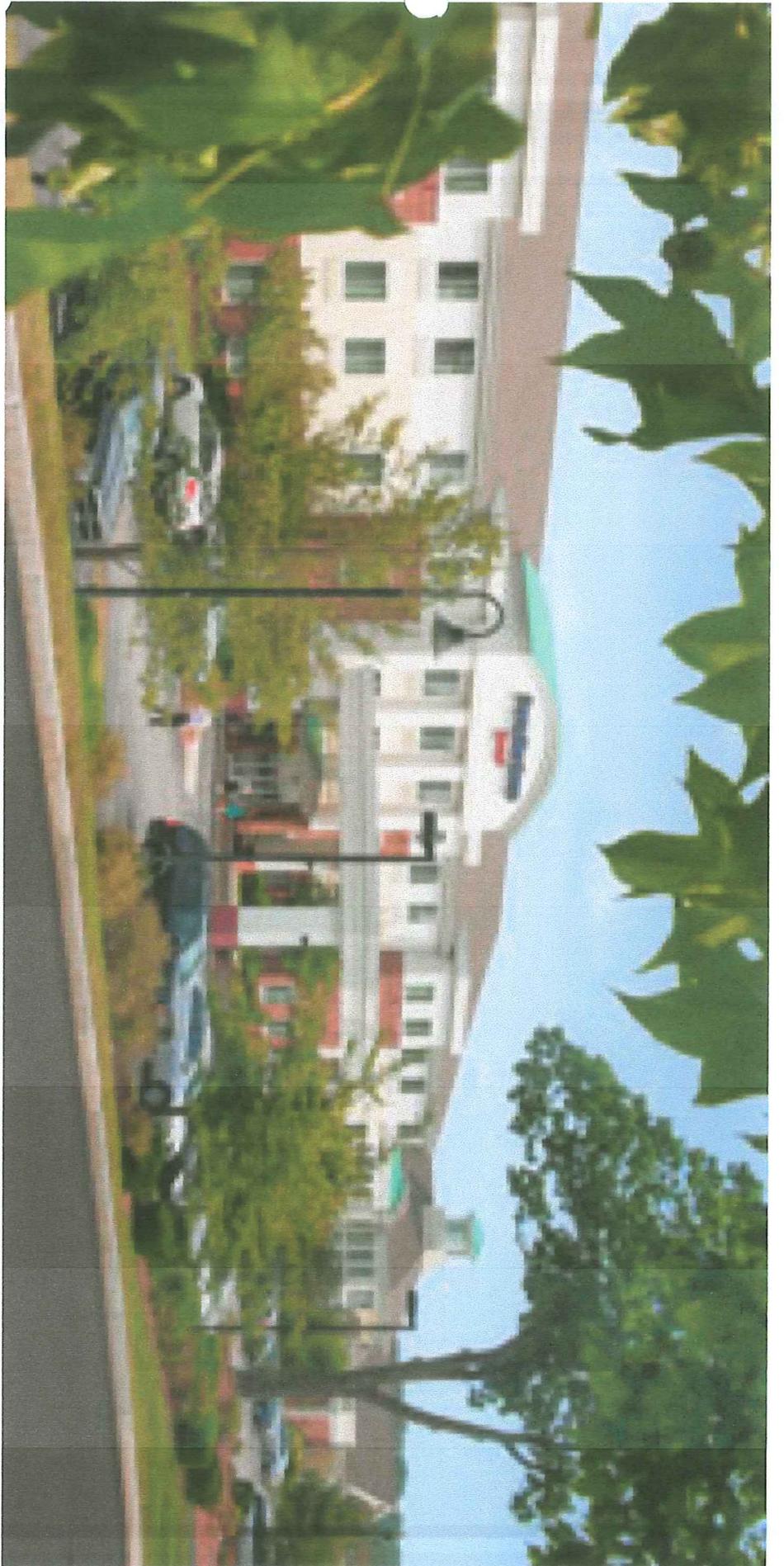








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