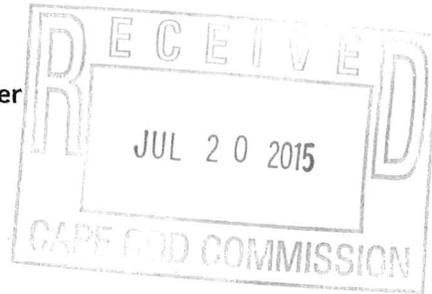


July 13, 2015

Attn: Mr. Jonathan Idman, Chief Regulatory Officer
Cape Cod Commission

RE: Springfield Suites by Marriott
335 Main Street, Falmouth
Your Case # TR14017



Dear Mr. Idman,

I would like to call to the Commission's attention to an **important omission in the letter the CCC received from Brian Curry, Falmouth Town Planner**. In his letter to you dated 6/4/2015, Mr. Curry stated:

"For purposes of the Cape Cod Commission review, I can offer that, but for a special permit that may issue under Sec 240-240 G(1)(a) from the Board of Appeals for the commercial accommodation use and a special permit that may issue under Sec.240—69 D from the Planning Board for lot coverage, the plan conforms to the requirements of the Business Redevelopment District of the Falmouth Zoning Bylaw".

While Mr. Curry's statement is correct as far as it goes, he should have included the preamble to the Business Redevelopment zone by-law that he references, which clearly states the purpose and intent as follows:

Sec 240-240 Business Redevelopment District.

Purpose.

The purpose of this article is to promote the revitalization of commercial centers using mixed-use redevelopment integrating retail, office, restaurant and community service uses with housing, such as second floor apartments, condominiums and townhomes. This redevelopment fosters pedestrian-friendly streetscapes by requiring rear and side yard parking, allowing shared parking between businesses and uses, reducing and consolidating curb cuts, and allowing parking reductions in exchange for on-site green space. The district also relaxes front, side and rear yard setbacks to encourage sidewalk development and pedestrian-friendly storefronts to offer streetside gathering places in front of redeveloped properties, rather than front yard parking fields.

At the CCC sub-committee's recent hearing in Falmouth, a resident correctly pointed out that the proposed Marriott project meets none of these criteria. There is NO mixed-use component, NO 2nd floor apartments or condos, NO retail, NO professional offices, NO community service, No restaurant component, etc. In fact, this is a single use project that does absolutely nothing to integrate stated desired uses, nothing to facilitate pedestrian friendly streetscapes, no storefronts or gathering places, and no shared parking.....all of which are the specific objectives of the above re-development zone. The proposed project's building mass is in conflict with the character of the abutting business zone. It also creates potentially dangerous pedestrian hazards for hotel guests, by locating some of its required off-street parking on the other side of busy Main Street. None of this makes much sense to many of us attending the CCC public hearings.

In fairness to the hundreds of Falmouth residents who attended multiple CCC sub-committee hearings, and overwhelmingly expressed their displeasure regarding the inappropriateness of the Marriot project at the proposed location, we ask that the CCC expressly note this letter of exception into the official hearing correspondence.

Finally, I would like to close with a personal observation. As a former Planning Board member in the town of Framingham (15 years), I cannot imagine that responsible planning board members would ever support a Special Permit for a project that clearly contradicts the stated purpose of its own zoning by-law.

Please consider the many town residents who voiced strong opposition to this project, and vote against this project moving forward.

Larry Marsh
43 Oak Ridge Road
Falmouth
Lmarsh3167@aol.com
508.540.7627

A handwritten signature in cursive script that reads "Larry Marsh". The signature is written in black ink and is positioned below the typed contact information.