

Summary of detriments

The following is a **summary of detriments** from the Springhill Suites by Marriot proposal, as expressed by hundreds of Falmouth residents from all parts of town who have attended 4 meetings on the topic. We argue that due to the overwhelming number and severity of these detriments, the Commission has ample legitimate grounds to reject this proposal, and we urge it to do so.

1. The proposal as submitted does not meet local zoning requirements for number of parking spaces. To do this, it was necessary for the developers to secure approval last year for a parking lot and retail space on the corner of Nye Rd. and Main St. Because that off-site parking is necessary to meet local parking requirements, it should have been included in this proposal so the Commission could review the impact of the project as a whole. It was not, and reflects the disingenuous, piecemeal approach to the project by the developer from the beginning.
2. The across-street parking will necessitate numerous pedestrian trips across a very busy main thoroughfare, raising issues of safety and adding to already egregious traffic congestion on a regionally important road (Rt. 28).
3. The project is an assault on Falmouth's Community Character, as outlined in comments by others referencing the Regional Policy Plan.
4. It is grossly out of scale and character for the site and the area, and will negatively impact that stretch of Main St. forever. This is particularly ironic because the town's Redevelopment Zoning bylaw specifically looks for mixed-use development that fits the scale and character of the village center.
5. While the developer claims that a thorough market analysis was done showing need for such a hotel, they have not been forthcoming with the results. There is no guarantee, therefore, that the hotel would succeed financially. If it does not, the town will be left with another aging, derelict hotel.
6. As such a hotel is unlikely to generate new visitation as it is not a "destination," it will merely shift business and jobs from existing establishments, rather than creating new ones. Jobs created by this hotel are likely primarily low-wage, not even reaching near the "average-wage" claimed by the developer.
7. Similarly, any tax revenue generated will likely be offset by reduction from those other businesses. In any case, the projected tax revenues (\$250,000 – property plus room tax – a best-case scenario) are a fraction of Falmouth's \$119 million budget. The benefits from this minor increase are far outweighed by the negative impact the project would have.
8. This plan thwarts Lantern Ln. residents' legal right to unfettered access and egress. It shows no loading dock, nor is there adequate room for large delivery trucks to turn around. Therefore, Lantern Ln. becomes a parking lot for these trucks while they are unloading, and a necessary means of egress/service road for them when leaving the site. The developer's

- assurances that residents will have the same access as before the project, and that no hotel traffic will go down Lantern Ln., are unrealistic.
9. This plan poorly accounts for the very real possibility of simultaneous guest check-in, delivery unloading, and residents both coming and going - all trying to pass through the narrow driveway under the bridge. In addition to causing delays and inconvenience to Lantern Ln. residents and hotel guests, there is the very real possibility of back-ups occurring onto Rt. 28 due to this convergence of circumstances, significantly impacting traffic on this roadway of regional importance.
 10. If you approve this project, it will set a precedent for that section of Main St. which will defeat all hope of it ever being a continuation in look and feel of the village center, as was the clear desire of the town when they wrote and voted on the Purpose of the Business Redevelopment Zoning Bylaw.

We appreciate your attention to this complex project, and trust that you will help us keep Falmouth the special place we all know it to be.