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Cape Cod Commission

3225 Main Street
PO Box 226
Barnstable, MA 02630

Re: Application for Springhill Suites Proposed hotel
556 Main St
Falmouth, MA

Dear Commissioners,

I am writing today to comment on the “changes” that the applicant has submitted to you on July 17. From what I can see there are no substantive changes to this project. The height and mass of this project is still overwhelming for this space.

The “photoshop” submissions are also disingenuous, as most of the trees that they are purporting to remain in the photo renderings will, in fact, be gone either from removal by design or by destruction of their root systems. I would caution that these images also do a poor job of detailing the mass of the building and the scope of this project.

I believe it’s important to point out that the hotel is not the total project. There are only 83 parking spaces on site for this 110 room hotel. There is a plan for a 2,500 square foot retail building and 50 car parking lot across Main Street at 587 Main Street, including abutting 17 and 19 Nye Road which will be razed and will actually reduce downtown housing stock as well. Since the Springhill Suites requires this additional location to be viable I think it’s critical to review it and the potential impacts that it will have.

Furthermore, I believe this project violates the your HPCC2.4:

HPCC2.4

Consistency with Regional Context or Surrounding Distinctive Area

All development and redevelopment shall be consistent with the region’s traditional development patterns, reflecting features such as modest building mass, height, scale, roof shape, roof pitch, building materials, and proportions between doors and windows. In areas with a distinctive character, such as historic districts, village centers, cultural landscapes, and historic properties, any design shall be consistent with the character of the area and reflect the surrounding context. Distinctive features of the area such as proximity to the street, views to historic structures, water and/or landscapes, and significant open spaces shall be preserved. A building design narrative is

required as part of the DRI application to justify how the building relates to the surrounding context. Contemporary design and green design are encouraged and sometimes required in response to standards in the Energy chapter under Goal E.1, but must be supported by the design narrative.

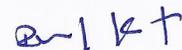
I realize that there are other 3 story buildings located not too far away but they are not anywhere near this massive and do not encumber residential neighborhoods as this one does. It is important to note that one of these buildings also fell under the 40B regulations. This is a critical difference between these two projects, however despite that difference, the builder still maintained roof pitch and variations in that roof pitch around the building. That holds true for many of the other large buildings in this area. That is something that the Springhill Suites fails to do. Additionally, the Town of Falmouth may have made a mistake allowing the brick bank building at 668 Main Street however; you do not have to allow another mistake to compound the problem.

I was born on Cape and grew up in Brewster. I attended the Nauset Public School system and have worked for the Town of Brewster, Town of Orleans, Barnstable County (Dept. of Dredging) as well as volunteered years of my time to help establish the high school wrestling program at Sandwich High School. Shortly after college I chose to come back to the Cape to make it my home once again. At that time I lived on Queen Street in Falmouth and became very familiar with the area that this project will affect. The house that I used to live at, 30 Queen Street, in fact was subdivided by the previous owner and the subdivision was donated to St. Patrick's Church so that the church could build a rear exit from their parking lot. This endeavor was undertaken due to the traffic issues that already exist on Main Street in the area of the proposed Springhill Suites. I now live in Forestdale and work in Woods Hole at the Woods Hole Oceanographic Institution. I'm including this background to hopefully impress upon you the knowledge and love I have of the Cape, of my understanding of who we are and what we are.

I have attended most of the open meetings in Falmouth regarding this project. In my opinion, what I've witnessed is many residents making great points and arguments against this project and showing a lot of passion in their delivery. Having grown up here, I found listening to their comments very heartwarming. I noticed that many of these people came from all around the country and/or world and chose to make the Cape their home, some living on the Cape for years and others for decades. That choice was based on many things but as we heard them speak, one could tell that much of the reason they came and chose to stay was because of what this place (the Cape) is. It was heartwarming to see the spirit in which these people who chose to make here their home are defending what we are, who we are and showing the spirit that created the CCC, the spirit that has protected the Cape for so long.

There are many reasons I am against this project. Many people have spoken at length regarding these reasons. I have faith in the CCC and I hope that 'we' have helped provide you with enough information to deny this project.

Regards,



Daniel Kot