

Rizzi/Cavicchio
9 Lantern Lane
Falmouth, MA 02540

July 21, 2015

Cape Cod Commission
3225 Main St
Barnstable, MA 02630

RE: Springhill Suites by Marriott

Dear Commissioners,

Upon review of the revisions submitted by Falmouth Hospitality, we were quite dismayed to see that only superficial changes were made to the overall plan and design of this project. None of the overriding major concerns and detriments were addressed. No comments addressing those legitimate detriments were even made which leaves us to conclude that the developer largely ignored the endless hours of public testimony and written letters by the residents of Falmouth as well as the concerns expressed by the Commission.

The massing of the structure remains a major detriment. No other building on Main St occupies the entire footprint as well as depending on another lot across the street to meet the parking requirements. Yes, there are other three story structures but none of them overshadow their abutters and invade neighborhoods as Springhill Suites does. The structure remains inconsistent with the CCC's regional policy plan and is "out of scale with existing surroundings".

Architect Jill Neubauer made compelling professional presentations and submitted drawings at her own expense which were virtually ignored by the developer. It is shocking to visually see how out of scale this building will be. It is mammoth in size compared to its surroundings.

We urge you to deny this project based on the irrevocable damage to community character of a quaint, historic village and the regional impact this will have on Cape Cod. It serves no benefit to the community when the purpose of the building does not even allow any type of community access nor provides service to the community in any way. It is clear that the detriments far outweigh the benefits.

It was mentioned at a hearing that Falmouth is the second largest town in Cape Cod. Allowing this project to move forward will serve as a template for all the other quaint Cape villages. What is allowed to happen in this town will profoundly affect every Cape Cod community.

We thank you for your service. The decision in front of you carries a heavy weight that will be felt for generations to come. We urge you to be visionaries as the Regional Policy Plan guides you to be. This proposal should be rejected based on its inconsistencies with this policy.

Sincerely,
Corinna Rizzi
Richard Cavicchio