

July 23, 2014

Cape Cod Commission
3225 Main Stet
P.O Box 226
Barnstable, Ma. 02630

Development Destructs with intent. Please do not jeopardize the Common Good. The Springhill Suites by Marriott project does, in my opinion, impact the region and should be denied.

Maybe the Cape Cod Commission is not aware of the beginning of this project back in May 2014 with the 17-19 Nye Road parking lot that came before the town Planning board..

This is no longer talked about with Springhill Suites. Under Jurisdiction Pursuant to Section 5 of the Enabling Regulation, the applicant previously applied to limit the scope of Development of Regional Impact DRI review, and after review of the application, the Executive Director issued a written scoping decision, dated January 22, 2015, limiting the scope of DRI review to the sole issue are of Heritage Preservation/Community Character, which decision was accepted as final by the Committee on the Planning and Regulation at its February 19, 2015 meeting.

Parking and Traffic should be added to this application because the project must be looked at IN IT'S ENTIREITY..

I live here and take an intrest in Falmouth, BUT THIS PROJECT FLYS BY IN PIECES and that is intentional and political and it has been confusing.

WHO is WHO??, Ryan Development, Falmouth Hospitality LLC, 17-19 Nye Road and Main St. a building across the street from a 'PLANNED" HOTEL Then came the word Marriott out of the mouth of a lawyer. Who or What is this name "Falmouth Hospitality LLC" THAT WAS ABLE TO TAKE OVER A PRIVATE ROAD with no vote from the residents???

I ask the Commission to reference the vote taken at town meeting in Falmouth.

What was the accepted vision for Downtown Development Shore Street to Davis Straits Rd. I can give you a hint—mostly low income housing, or local housing above Main Street retail. That was the focus and agreed, and voted, accepted by the Town of Falmouth.

The Nye Rd. parking lot issue was very confusing but one thing was clear. Knock down two low income rental houses to make room for parking. Who owns, who runs the parking lot, another unsolved mystery. Would it be a Mr. Walker who seems to know more and shares less .

Then comes the name Marriott.and the BIG DESIGN plan. The "wow" factor was the revelation of a swimming pool on the roof. This does not meet the criteria for Downtown Development for the part of Main Street also posted as Route 28, a REGIONAL road.

The traffic study done by a staff member of the Commission, presented at the Falmouth Library took numbers from a table but not from an actual traffic count. It caused a response of DIS-BELIEF. Mr. McCafferty on the sub-committee, asked if the Commission had anyone that would do a proper traffic study. Has that been addressed?

His Accidents study talk was about cars. Oct. 2013 pedestrian, STRUCK BY CAR. and died Dec. 2011 Falmouth pedestrian seriously injured by car. At the meeting a resident of Main and Nye stood up and said fender benders are not reported to Police but usually 3 on Thursday, 3 on Friday, 3 on Saturday on busy weekends.

So many community folks went out of their way to try to keep up to meetings, "who is who" in the scheme of making money for the developer and his lawyer. The locals, concerned, and worried voices were heard. Meetings were controlled 3 minutes, strictly enforced, and everyone had a chance.

The annoying part was the lawyer for Mr. Walker had more time, opened the statement phase and ended the phase—unlimited time. Maybe that is professional courtesy to lawyers which perhaps no wants to anger. ""

What Lola wants, Lola gets" when it comes to money and power fighting with local interest. The stress for homeowners is great because they have a lot to loose. Marriott has 500 hotels and little to loose. — Who makes how much money to make this pass? Is it only Mr. Walker and his lawyer? Will they live in Falmouth, send their children to Falmouth Schools, vote, pay property taxes, or just take their big winnings and run leaving a Big Box Hotel? And what happens if they are wrong about traffic and what happens when the hotel is empty 6 or more months out of the year? What then?

I am against approving this large scale project which will impact the region in a negative way.

The Cape Cod Commission plays a vital role for Cape Cod. The mission is very clear. .
"Keep a special place special"

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Attached: Boston Globe + Cape Cod Times Reporting Articles
ref: Falmouth.

The Boston Globe

Metro

Pedestrian, 80, struck by car in front of Falmouth church

By [Matt Rocheleau](#) | GLOBE CORRESPONDENT OCTOBER 14, 2013

An 80-year-old man suffered serious head injuries after he was struck by a car in Falmouth Sunday morning, according to police.

A 2004 gray Toyota Avalon driven by an 89-year-old woman pulled out of the St. Patrick's Church parking lot, heading east on Main Street, and struck the man, who was walking in a crosswalk in front of the church at about 7:50 a.m., Falmouth police Sergeant Brian Kinsella said.

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Witnesses told police the car was traveling fairly slowly when it hit the man, Kinsella said.

The man was taken by helicopter to Massachusetts General Hospital in Boston to be treated for head trauma, Kinsella said.

Police cited the driver for failing to yield to a pedestrian in a crosswalk.

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Falmouth pedestrian seriously injured by car

December 02, 2011 2:00 AM

FALMOUTH — A pedestrian was airlifted to a Boston hospital after being hit by a car on Main Street in Falmouth Thursday evening, a Falmouth Fire Department spokesman said.

At about 6 p.m., police closed a small section of the road near the police station and diverted traffic as they investigated the scene, where a Subaru Outback had allegedly struck the man.

The 65-year-old man hit by the car was not conscious at the scene, the spokesman said.

He was flown to a Boston hospital with serious injuries.

Police on the scene said the driver stopped after the accident. No additional information was available at press time.

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