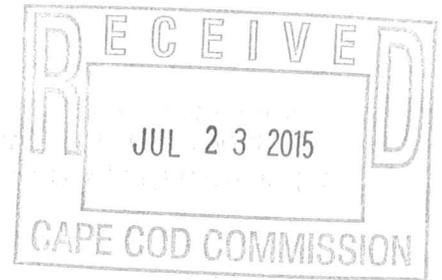


Stephen Leighton
P.O.Box 841
Falmouth, MA 02541
(508-548-0784
July 20, 2015



Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

RE: Springhill Suites by Marriott, 556 Main Street, Falmouth, MA

Looking at the new plans submitted July 17, and comparing them with the former ones, it appears that the developer, aside from very minor changes, is basically unresponsive to concerns of Falmouth citizens and suggestions by the Cape Cod Commission's subcommittee members.

Foremost, the footprint is unchanged and still "out of scale with the existing surroundings" as stated in the CCC's Regional Policy Plan. The mass of the building also remains the same, thus not conforming with Heritage Preservation/ Community Character HPCC2.5 and HPCC2.4. The latter stipulates "Consistency with Regional Context or Surrounding Distinctive Area."

When the developer states that his hotel fits the surrounding context, referring to the size of neighboring buildings on Main Street, he ignores Jill Neubauer's illustrations of relative building sizes. He also forgets that the biggest structure at 704 Main Street is a 40B housing project that followed Falmouth's Redevelopment Zoning Bylaws of mixed use. The design of this building is appealing, and its storefronts are for public use. Although the size (and signage) of the Mutual Bank building at 668 Main Street seems too big, it provides mixed use as well. Those buildings have space around them, generous setbacks and pleasing landscaping. None of those buildings are three stories high as the hotel would be.

I urge you to deny the project.

A handwritten signature in cursive script that reads "S. B. Leighton".