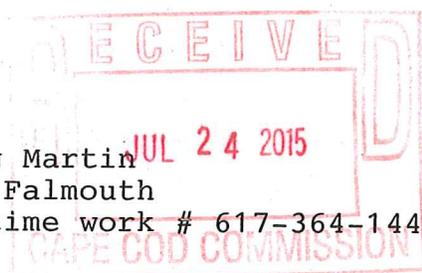


Cape Cod Commission
P.O. Box 226
Barnstable, Ma. 02630

Craig Martin
East Falmouth
daytime work # 617-364-1445



RE: Springhill Marriot

July 22, 2015

To: The Cape Cod Commission

Thank you for accomodating three public hearings in Falmouth pertaining to the proposed development of a Marriot Hotel on E. Main St. I was able to attend each and testify at both held at the school. This proposal is flawed at all levels. It has not been demonstrated that there is a need for a year-round hotel of this size. Their attorney claims that a "needs assessment" was conducted yet they never once consulted with our local Chamber of Commerce. For that matter, I was told by this Chamber that I was the only person who had ever contacted them about this situation. It bewilders me that the proponent didn't start there when conducting their analysis. It is also disappointing that the Commission staff has not thus far consulted with them.

It should be noted that right up the street, the Falmouth Inn, which was formerly a Holiday Inn, remains empty after having been up for auction some time ago. There is currently talk in town about the possibility of arranging zoning bylaws to accomodate placement of a new hotel on rt. 151. Certainly, there is not now, and perhaps never will be, a need for all three of the above mentioned buildings to be open year-round considering the other options already available in town.

This proposal is aesthetically unappealing. It presents itself as a flat, plastic building. Their attorney repeatedly compares it to the 40b development placed by the Falmouth Housing Corp. just up the street. That is another flat, plastic building and certainly should not be used as an example for future development. However, that building did incorporate the intent of the E. Main St. business re-development zoning by accomodating a mixed-use feature. It would have been easier and MGL c.40B would have allowed them by right to be completely residential but, they understood the importance of our new bylaw. The current proposal chooses to ignore this and provides no commercial accomodations, i.e. restaurant, for the general citizenry of FaLmouth.

Yes, the bylaw as written does accept this type of commercial enterprise as Falmouth Town Meeting did not conceive of a commercial proposal that would not service the local citizenry but the Cape Cod Commission can exercise discretion in determination of the intent of the bylaw which was produced to maintain the character of our Main Street and adjoining neighborhoods.

Finally, the Commission staff has described their responsibility as reviewing this proposal only on a regional level; that being the benefits and detriments to the Upper Cape in general. This writer is most certain that no Cape town supported the creation of this Commission with the idea that the quality of life would be sacrificed in certain neighborhoods in their town so as that surrounding towns could benefit.

Sincerely, Craig Martin

A handwritten signature in black ink that reads 'Craig Martin'.