

Aug 8, 2015

Dear Cape Cod Commissioners,

Once again, the taxpayers and residents of Falmouth are being put to the test by a "buildout" proposal adjacent to an already inundated Route 28 traffic corridor.

The proposed Marriot Hotel Complex has been planned in a manner that does not comply with the existing Local Comprehensive Plan (<http://www.falmouthmass.us/deppage.php?number=230>)

As you are aware, Falmouth's Local Comprehensive Plan (LCP) was enacted to be a long-range planning tool to guide the future growth of the community in response to the Cape Cod Commission's encouragement that all towns should refocus on long-range planning efforts in order to protect and conserve town resources in the face of continuing growth.

As a taxpaying family and residents of Falmouth, we request that you uphold and support the provisions of Falmouth's LCP (our Community's vision for the future) since these goals and policies frame the first line of defense against build-out projects that are inconsistent with LCP Elements .

In particular and identified in the LCP Element 1.0, from Shore Street to Falmouth Heights Road (location of subject site), the community's vision is to establish a village-style development pattern creating consistency with downtown Main Street. The present Marriot Hotel Complex plan, by its sheer size alone, renders it as a development pattern inconsistent with the existing downtown Main Street.

Failure to adhere to the LCP will adversely impact community character in a manner that cannot be reversed in our lifetime. Residents of Lantern Lane and Nye Road will be the first impacted. But once the Local Comprehensive Plan is compromised, the precedence will make all commercial areas within the town subject to inappropriate buildout. It may favorably bankroll local and regional economic development, but surely sacrifices the community's semi-rural character, quaintness and village settlement pattern.

We respectfully request the Cape Cod Commission give careful consideration to this request and maintain focus on the vision goals and policies enumerated by our LCP and embraced by the citizens that live and pay taxes in Falmouth.

Respectfully,

Mark and Annie Cool

Falmouth MA