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CAPE COD COMMISSION

To the Cape Cod Commission
PO Box 226 – 3225 Main Street
Barnstable, MA 02630
Regarding Springhill Marriot proposal

I do not doubt the sincerity of your staff regarding their findings in the Falmouth Marriot proposal, only the accuracy of their conclusions:

1) The traffic "study" result is so obviously wrong that the typical response of anyone who has lived or driven in the area is to laugh, but unfortunately if the Commission is accepting the data it is no laughing matter.
2) Your staffer who concluded that the proposed project is consistent with the character of community did so by finding a way to interpret the criteria and then, on her own, decided that the project complies; when she presented her analysis I did not hear any reference to consulting any knowledgeable or interested parties, e.g. Falmouth Historical Commission. Since community character is a subjective standard and anyone familiar with statistical analysis knows that a data set of one is of minimal value, her conclusion is inherently unreliable.
3) The economic "benefits" accruing to the town from the project, as determined by your staff, are suppositions at best, as there have been no data available from any actual study to support them, though I have no doubt that it would be a profitable business for the owner.

The position of the community in opposition to the project has been clear since it first became public and has only become stronger. The selectman held a hearing about this last night, and they were unanimous in opposing it and acknowledging that the community is united against it. Similarly, the historical commission has taken a stand against the project and will formalize that position today. The subcommittee was not privy to this information before their vote, so their recommendation lacked knowledge of these two positions, strongly showing the clear opposition of the town of Falmouth.

Therefore, if you follow your own mission statement to "keep a special place special", you must not recommend that this project be allowed to go forward. Thank you.

Tor Clark 8/18/15

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