August 18, 2015

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AUG 24 2015
CAPE COD COMMISSION

Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Sub.: Falmouth Springhill Suites by Marriott

Dear Commisioners.

We, the Board of Directors of the Falmouth Village Association, are writing to you to state our opposition to the proposal by Falmouth Hospitality LLC to build a 110 room hotel at 556 Main Street in Falmouth Ma.

As Board members of Falmouth Village Association, we are dedicated to fostering the unique and special place known as Falmouth Village. Our concerns with the proposal put forth by Falmouth Hospitality LLC are several.

We urge you to fulfill your stated mission concerning this project which is to "Keep a Special Place, Special" and therefore deny this proposed development.

Some of the most significant concerns we the members of the Falmouth Village Association Board of Directors have are:

- The building is not appropriately designed or sized for the character of Falmouth Village.
    - Set back issues exist as well as concerns with lot coverage.
    - The airport type glass overpass connecting two large buildings is not in keeping with the Village of Falmouth. It is too industrial and downright ugly for Cape Cod and reminds one of the airport bridges seen in major airports across the country.
    - Travelers to Falmouth consistently say that they choose this town in large part due to the quaint character of Falmouth Village.
    - The size and character of the proposed Falmouth Hospitality LLC hotel is in not in keeping with the quaint village appearance and feel.
    - The current proposed development does not provide enough parking for 110 rooms and therefore intends to use parking across the street raising safety concerns and traffic concerns.
    - The hotel size and scope as proposed even in the most recent plans submitted July 17th are overpowering to the village and the neighborhood.
    - The hotel has a severe negative affect on the comfort and value of the residential neighborhood abutting it.

- Traffic on Main Street is a continual issue and the addition of this project has steadfastly avoided a review of traffic impact which has been identified by numerous residents and business owners as a significant concern.
- Lack of open and honest communication on the development of this proposal and the associated properties has been a consistent issue and is leading us to presume a lack of truth in anything proposed. Just to identify a few instances of lack of open and honest communication includes the purchase of property on Nye road and the changing stories on how it was going to be developed relative to the 556 Main street project; the "interesting" purchase of the Mariner Motel property across the street last May for $250,000 over assessed price by a couple where the husband happens to be a Marriott executive who "facilitated new hotel openings and conversions for Marriott"; the announcement at a Cape Cod Commission sub-committee meeting that one of the properties on Lantern Lane is now "under the control of the applicant" (Falmouth Hospitality LLC); the fact that the Falmouth Hospitality LLC is misleading in suggesting the principals have some residency or affiliation with Falmouth.

We urge you to consider the significant opposition to this proposal by the residents of the town of Falmouth and deny the development proposal by Falmouth Hospitality LLC for 556 Main Street.

Sincerely,

Mark Cilfone
President Falmouth Village Association
Co-owner - La Cucina Sul Mare Restaurant 237 Main Street Falmouth Ma.

Lee Geishecker
Vice President Falmouth Village Association
Co-owner -Vagabond View Photography/Vagabond View Treasures
95 Palmer Ave Falmouth Ma

Trish Robinson
Secretary Falmouth Village Association
Co-owner -The Captain's Manor Inn 27 Main Street Falmouth, Ma

Susan Bacon
Falmouth Village Association Board Member
Owner -Homespun Gardens Retail Store 174 Main Street Falmouth, Ma

Sandy Mullins
Falmouth Village Association Board Member
Owner - Cape Chic Retail Store 104 Palmer Ave Falmouth, Ma