

Jeffrey Ribeiro

From: Sulanowski, Jacek <JSULANOWSKI@bridgew.edu>
Sent: Thursday, September 03, 2015 10:53 AM
To: Jeffrey Ribeiro
Subject: Springhill Suites by Marriott, Falmouth, MA

September 3, 2015
Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

Sub.: Springhill Suites by Marriott, Falmouth, MA

Dear Commissioners!

I would like to urge, in the most strenuous terms, that you disallow the construction of the Springhill Suites by Marriott on the Main Street of Falmouth. The subcommittee approving said construction based its recommendation on a numerical argument stating that there are 10 ostensible benefits, which obviously outweigh the 3 probable detriments of the project. I find the style as well as content of these arguments considerably less than convincing.

The subcommittee report uses an ethically dubious technique of maximizing benefits by itemizing components which should more realistically be considered as subsumed within a larger component. As an example, Items #2, #3 and #6 (improving character of the site, rebuilding sidewalks and improving stormwater issues) should more realistically be treated as a single item. Any construction of a more reasonable building project, hewing to the letter and intents of the town's Business Redevelopment District Zoning Act, would do the same. Similarly, Items #5 and #7 (possibly employing local workers and possibly creating year-round jobs – a highly dubious result) should also be treated together.

Item #1 on the probable benefits side of the ledger (furthering the goal of redevelopment of the eastern end of Main street) flies in the face of the intent of the local Business Redevelopment District Zoning (Item #3 on probable detriments). In fact this probable benefit is overwhelmingly outweighed by the will of the citizens of Falmouth who have instituted the abovementioned Business Redevelopment plan as a logical, consistent, fair and realistic solution to the goal of providing for the use of our Main Street by the citizens of Falmouth as well as the visitors who arrive to avail themselves of the attractions of our town.

Item #4, the creation of additional accommodations for travelers, would not have the benefits which the proponents of the project would like us to believe in that a current need for additional accommodations has not been convincingly demonstrated. The livelihood of the owners of the various existing hotel, motel and bed and breakfast establishments in the center of town would be negatively impacted all for the benefit of absentee owners.

Finally Item #10, increasing property and room tax revenues, is inextricably linked with Item #4 and the fallout to owners of existing accommodations. This is in fact a zero sum game adding revenue from the proposed project while subtracting same revenue from existing establishments. Under the best of circumstances (nearly 100% occupancy) the ostensibly additional revenue would constitute a pittance to the town coffers at the expense of markedly affecting the character of the town of Falmouth in a decidedly negative fashion.

Please critically re-examine this report and disallow the Springhill Suites project on Falmouth's Main Street.

Thank You,

Jacek Sulanowski
53 Queen St.
Falmouth, MA 02540

Jacek K. Sulanowski

Debating evolution's detractors is a waste of time. "... we've got the fossils. We win."