

From: [Kate Holmes](#)
To: [CCC Regulatory](#)
Subject: Fwd: I am opposed to the development proposed by LMC at 35 Scudder Ave, Hyannis, MA
Date: Tuesday, February 23, 2021 4:47:19 PM

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hi cape cod commission,

i second this sentiment wholeheartedly and resoundingly.

thank you,

kate shanahan
688 scudder ave
hyannis port ma 02647

----- Forwarded message -----

From: Betty Ludtke <bettyludtke@verizon.net>
Date: Tue, Feb 23, 2021 at 2:39 PM
Subject: Fwd: I am opposed to the development proposed by LMC at 35 Scudder Ave, Hyannis, MA
To: Kate Holmes <katharineholmes@gmail.com>, Melissa Ludtke <melissa.ludtke@gmail.com>

Begin forwarded message:

From: Betty Ludtke <bettyludtke@verizon.net>
Date: February 23, 2021 at 2:38:38 PM EST
To: regulatory@capecodcommission.org
Subject: I am opposed to the development proposed by LMC at 35 Scudder Ave, Hyannis, MA

To the Commission,
I write to express my opposition to the development proposed by Lennar Multifamily Communities (LMC), LLC at 35 Scudder Ave in Hyannis. I believe the Commission is being presented with a false choice. The need for housing in Hyannis is real, however any development here will destroy the LAST piece of significant open space that abuts marshland in Hyannis. It is a beautiful and comparatively enormous piece of property, larger than any other potential open space in Hyannis. It would be a grave mistake to develop this property at all. There is a reasonable alternative to the proposal; that is to not develop at all. To leave it as open space for all to enjoy.

I was surprised to hear of this proposal. For as long as I've lived in Hyannis there has been a golf course there. With the resort hotel there, I never dreamed the golf course would ever cease to exist. Now that we are considering proposals to take the place of the golf course, we should consider all reasonable alternatives, not just the one proposed by LMC, LLC. We need more time. We need more visibility. I would venture to say that most residents don't even know the beauty of the space behind the resort because you cannot see it. LMC, LLC is proposing what they are experts in developing but is what they are offering the best choice for Hyannis and Cape Cod?

The difficulty with the decision is that as a community we could realize an enormous increase in our housing capacity in Hyannis which is almost too good to resist. The true question then becomes, is what we lose, worth it? In my mind the answer is no.

I cannot urge the Commission, with greater resolve, to give this proposal the wisest and most careful consideration and to determine that this is not a suitable project for this location. Once developed, there is no turning back. Please proceed judiciously. Just look around Hyannis and see what we have done, development at every turn. Please save this last of its kind space.

Thank you for your time and for the opportunity to comment.

Sincerely,
Betty C. Ludtke
30 Wachusett Ave
Hyannis Port, MA

Sent from my iPad