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Minutes
Springhill Suites by Marriott (TR14017) Hearing
July 23, 2015
Assembly of Delegates Chamber, First District Courthouse
3195 Main Street, Barnstable, Massachusetts

Subcommittee Members Present: Ernest Virgilio (Chair), Mary Pat Flynn, John D. Harris, John McCormack, Jr., Richard Roy, Charles McCaffrey (Alternate), and Royden Richardson (Alternate)

Commission Staff Present: Glenn Cannon (Director of Technical Services), Jonathon Idman (Chief Regulatory Officer), Sarah Korjeff (Historic Preservation Specialist), Garry Meus (Landscape Architecture and Design Specialist), Elizabeth Perry (Regulatory Officer II), and Jeffrey Ribeiro (Regulatory Officer II)

Others Present: Atty. Kevin Eriksen (Counsel, Falmouth Hospitality LLC), Julianna Hoch (JD LaGrasse Architects), and Robert Walker (Principal, Falmouth Hospitality LLC)

Minutes Summary

The Cape Cod Commission (Commission) Springhill Suites by Marriott Subcommittee (Subcommittee) held a hearing to review a proposal by Falmouth Hospitality LLC (Applicant) to construct a 110-room hotel as a Development of Regional Impact (DRI). The Subcommittee was presented with a revised design by the Applicant, staff provided comment on the project's consistency with the Regional Policy Plan (RPP), and public testimony was taken.

Documents Used/Received

1. Benefits and Detriments Memorandum, dated June 25, 2015 and revised July 23, 2015
2. Graphic, titled *Project Building Context on Main Street*, dated July 23, 2015
3. Written Correspondence from Falmouth Bed and Breakfast Association
4. Written Correspondence from Robin Singer
5. Written Correspondence from Tor Clark
6. Written Correspondence from Cris Tarnay

Hearing Opened

Ernest Virgilio, Chair, called the continued hearing to order at 3:13pm. He asked the Subcommittee to introduce themselves, and they did so. Geoff Wyman of Falmouth Community Television announced that he was taping the proceedings. Mr. Virgilio then asked the Applicant for comment.

Kevin Eriksen, Falmouth Hospitality LLC General Counsel, introduced Robert Walker, Falmouth Hospitality LLC Principal, and Julianna Hoch, JD LaGrasse Architects, as the development team present. He said that Ms. Hoch would present the changes to the project discussed at the last public hearing.

Ms. Hoch introduced herself and showed the changes the Applicant was proposing to the project using the renderings and elevations previously submitted to the Commission. Speaking to those renderings, she said the building would be mostly obscured by existing vegetation to remain. She said the most visible portion of the building along Main Street is broken into two distinct massings. She said the pedestrian bridge will be clad in glass with aluminum glazing. She said the structure would be hidden by spandrel glass where appropriate.

Ms. Hoch then elaborated on the proposed changes to the design, which include changes to the rooflines of the rear and west elevations as well as additional windows on the rear elevation. She said a pedestrian connection had been added from Main Street directly into the lobby, which would be flanked by seating areas for hotel guests. She said the green screen of the western building would now be articulated to add more variation to the façade.

Royden Richardson asked to see the renderings from the rear again. Ms. Hoch showed the rendering and “zoomed” in to the elevation plan to show the building as depicted behind the existing trees.

John D. Harris asked for clarification on the changes from the previous design. Ms. Hoch restated the changes to the west and rear facades.

Mr. Virgilio asked for confirmation that the large trees shown in the rendering of the rear of the building are present on the site now and will remain. Ms. Hoch confirmed they are and will be.

Mr. Richardson asked what the view from the back yard of the house shown in the same rendering would be like. Mr. Eriksen replied that there would be a significant landscape buffer. He said the house shown (#6 Lantern Lane) is now also under control of the Applicant although it is not part of the application for the project. Ms. Hoch said there is a very specific local zoning requirement for the buffer between a commercial district and residential district, which the project proposes to meet.

Richard Roy asked for confirmation that the line of evergreens shown in the same rendering are those to be planted and are not currently present on the site. Ms. Hoch confirmed they are not existing but are proposed.

Charles McCaffrey asked the Applicant why they chose not to address the Subcommittee's suggestion of extending the façade of the western building to the ground.

Mr. Eriksen replied that the Applicant has been in continued discussions with the local planning department. He said that the Applicant and Town staff prefer the green screen. He said the Applicant is not able to make changes to address that specific request by the Subcommittee, based on the applicant's program.

Mr. McCaffrey asked for clarification that local review was suspended during DRI review. Mr. Eriksen replied that he was correct; no formal local review has been undertaken during the pendency of DRI review. He said the Applicant has only had local staff-level, pre-review informal meetings.

Mr. Richardson asked if the local boards would be looking at the revised plans. Mr. Eriksen replied that they would.

John McCormack, Jr. said that the project will need to obtain two special permits at the local level, and that the Commission should not usurp local authority to grant those permits or review the local issues associated with local permitting. Mr. Virgilio agreed with Mr. McCormack.

Mr. McCaffrey said that lot coverage relates to the mass of the building. Mr. Idman replied that was true broadly. He said the Town has expressed a preference for the green screen at the base of the western building. He said that putting a foyer or meeting space on the ground floor of the western building could create issues under the local zoning. He said the green screen was an idea that Commission staff suggested to the Applicant.

Jeffrey Ribeiro, Regulatory Officer, said the Subcommittee would hear from the Commission's Historic Preservation Specialist Sarah Korjeff, and the Subcommittee would then take comment from the public. He said that after public comment, Commission staff would like direction from the Subcommittee on what should be included in a draft decision. He said a public meeting had been noticed following today's hearing if the Subcommittee desired to convene in public meeting after the hearing, and the Subcommittee could hold a public meeting the following week as well. He said the June 25, 2015 memorandum on Benefits and Detriments had been updated in their materials.

Ms. Korjeff said that she was going to review the Staff Report comments in light of the revised designs submitted by the Applicant. She discussed the Community Character Minimum Performance Standards (MPS) that apply to the project. She said the proposed building is consistent with other larger buildings in the surrounding area and the Town's goals for the Business Redevelopment district. She referenced the pictorial survey of surrounding buildings, prepared by the Commission and dated July 23, 2015, showed buildings of similar setback, height, number of stories, and massing. She said the Staff Report has suggested the western building may not provide enough façade and roofline variation to break down the massing of the building. She said the revised drawings reduce the massing of the proposed building through the addition of a pediment roof form and windows on the rear and additional roof forms along the

western façade. She said Commission staff was happy to see structured parking as part of the project, and she said the green screen is generally successful in buffering parking from view.

Mr. McCaffrey asked if the Commission would set a precedent by requiring no natural materials be used on the building. Ms. Korjeff said that the site is not surrounded by traditional Cape Cod architecture or historic resources, so natural materials are not required by the MPS. She said the Commission members could require natural materials if they found a reason to do so.

Mr. Virgilio asked if these materials had been approved by the Commission in the past. Ms. Korjeff said that almost all recent commercial buildings approved by the Commission have used similar materials.

Mr. Virgilio asked how these materials compare to other materials used in the area. Ms. Korjeff said the materials proposed by the project are similar to those used on recently constructed buildings in the immediately surrounding area.

Mr. McCormack said that the standard is that materials have the appearance of being natural and traditional. Ms. Korjeff said he was correct, and these materials are used to substitute because modern wood does not hold up well in certain settings.

Mr. McCaffrey asked if the uneven aging of natural cedar shingles was important for community character. Ms. Korjeff replied that natural wood may only be required in historic areas.

Mr. McCaffrey asked if the goal of the Commission was to overcome bad architecture of the last 50 years. Ms. Korjeff clarified that natural materials may only be required in historic areas.

Mr. Richardson said that when they reviewed the materials they seemed sufficient. He said this building feels like Falmouth to him. He said the Town will have a significant opportunity to weigh in on the proposal through local permitting. He said he is still worried about the appearance of the building from the back.

Mr. Virgilio said the purpose of the Subcommittee is to consider the standards of review, and that those things are being discussed. He asked for any further comment.

Ms. Flynn said the revised façade treatment is more pleasing, but she said she is still concerned about how the building would affect the neighborhood behind. She said she is concerned about traffic from the project. She asked the Applicant for clarification on the outdoor areas shown on the plan.

Ms. Hoch clarified that those areas are a bike storage area and a small outdoor recreation space for hotel guests.

Mr. Idman reminded the Subcommittee that the RPP issue area of Transportation had been scoped out of review. He said some transportation concerns could be addressed through benefits and detriments. He said that there are conditions in the DRI Scoping decision related to pedestrian safety improvements, and that the RPP encourages both shared parking and structured parking, as is proposed.

Mr. Virgilio said the Subcommittee would have the opportunity to discuss later, and the hearing should move forward. Mr. Idman commented that the Subcommittee would be able to convene to public meeting to discuss the project after public testimony was taken.

Ms. Flynn said that after Mr. Idman's comments she realized that many of her transportation concerns were local in nature. She said that sometimes she has to focus to delineate between her roles with the Town and those with the Commission. Mr. Idman confirmed many of those issues can and likely will be addressed by local permitting boards.

Public Comment

Mr. Virgilio asked for comment from federal, state, or local officials. Seeing none, he asked for comment from the public using the sign-in sheet.

Trish Robinson said that she spoke on behalf of the Falmouth Bed and Breakfast Association. She said the proposed hotel is not in keeping with the character of Falmouth. She said the proposed hotel would hurt business at locally-owned inns. She also submitted her comments in writing.

Robin Singer said the project would hurt the character of Falmouth. She said the proposed hotel is out of scale with surrounding development. She submitted a printed page of a Google Image search for "main st Falmouth MA".

Craig Martin said the project should utilize better quality materials. He said town residents wanted mixed use development in the Business Redevelopment district. He said he does not think a hotel is needed in Falmouth.

Tor Clark said the project is not consistent with the Economic Development goals of the RPP. He said the project should be denied. He also submitted his comments in writing.

Robert Dugan said the Applicant's renderings are not accurate. He said buildings with structured parking and pedestrian bridges are not appropriate for Falmouth. He said the project's shared parking would create traffic problems.

Alison Leschen said DRI review of the project should include the site across Main Street that the applicant controls. She said the proposed changes to the hotel design are trivial. She said the building at 704 Main Street is more architecturally pleasing than the proposed hotel. She said the photo survey done by the Commission should include photos from further west down Main Street. She said the project will destroy the neighborhood.

Janet Simons said traffic created by the project would negatively affect public safety and emergency response times.

Leslie McDonald said possible property tax benefits from the project would be negated by negative effects on property values. She said the building resembled a large metal space building. She said the photo survey did not discuss the age of the buildings in the area.

Discussion and Continuance

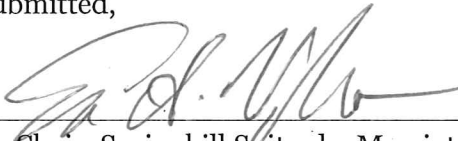
Mr. McCormack said the photo survey shows the context of buildings in the Business Redevelopment district. He said the district allows buildings 35 feet tall by right. He said the area is a main commercial corridor, not a historic district.

Mr. Idman suggested the Subcommittee continue the public hearing and convene a public meeting to discuss a draft decision.

Mr. Virgilio asked for a motion to continue the public hearing to the Assembly of Delegates Chamber on August 6, 2015 at 3:00pm. Mr. Roy moved and Ms. Flynn seconded. All were in favor. The hearing adjourned at 4:45pm.

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Respectfully submitted,



Ernest Virgilio, Chair, Springhill Suites by Marriott Subcommittee

8/20/15

Date