

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

May 1, 2022

Re: Proposed Lennar Housing Development, 35 Scudder Ave., Hyannis, MA.

Dear Commissioners,

Zoning and development, no matter where the location in the town of Barnstable, affect all members of the community. Preservation of the environment, open space and residential zoning districts is vital to the health and welfare of all citizens. The Osterville Village Association (OVA), through its Board of Directors, endeavors to act in support of not only its own village and residents, but, in certain town-wide circumstances, members of the greater Barnstable community as well.

A case now pending in Hyannis meets these criteria.

The proposed 312 unit, 13 building housing development to be located at 35 Scudder Road, at the former Twin Brooks golf resort, is a matter of great concern. Not only is this one of the few remaining undeveloped properties in Hyannis that would be ideal public access for recreation and open space in a congested environment, but it also acts as a major filter of town wastewater effluent that currently flushes under the property on its way to Hyannis Harbor. It also filters nearby Fawcett and Betty's ponds, which have some of the highest recorded levels of PFAS in the county. Covering this property with impermeable surfaces would negate these important environmental benefits.

The need for housing is critical here on the Cape, where it is as high a priority as elsewhere today in our country. But meeting that need should come with forethought, wisdom, and imagination. Especially regarding redeveloping existing built parcels that are well-located and easily accessible to downtown amenities. Of those, there are numerous examples where the potential benefits of more housing units far exceed the costs of losing the greater public value that exists at Twin Brooks, including the adjacent resort and conference center.

In conclusion, the OVA has passed a resolution in favor of preserving Twin Brooks as a large open recreational space for the public. We strongly feel that the proposed development of this property would constitute an immeasurable loss to the surrounding community and future generations both in terms of environmental degradation and quality of life.

Thank you for your time and consideration.

Regards,

John Crow
President
Osterville Village Association

