

From: Judy Bonzi
To: [Rockport Planning](#)
Subject: Rockport Harbor Hotel
Date: Wednesday, June 30, 2021 9:37:21 AM

To the Rockport Zoning Board:

As a long-term, full-time resident of Rockport, and the daughter of an even longer full-time resident of the town, I want to express my belief, in the strongest possible terms, that the completion of the hotel now under construction in Rockport Village, will have an extremely negative impact on the spirit and character of the town.

I live here because of the beauty, character and community of the town. I feel that it is disingenuous of Tyler or Stuart Smith to say that they are listening to the concerns of the the residents, or even considering the implications of the scope of their hotel on the town and the intrinsic life in the town. They started the building before having a permit, the parking solution they offered up of a shuttle service to the dirt lot by Hoboken Gardens is absurd and unlikely to be used by hotel guests, and at every turn they have muscled their way over the desires of the residents. They have not held a single open focus group meeting or otherwise sought input from the residents. Rather, they are aggressively pursuing what is best for their business, with no concern whatsoever for the long term implications for the town. I don not believe that most residents of Rockport want to see more building in town, and I am virtually certain that few would like to see a structure that is as large and devoid of character as the proposed hotel.

When confronted about the destruction of the views through town, Stuart Smith replied that everyone is welcome to come to his rooftop bar and enjoy the view (and here I note that he has misled the town and the planning board about his intentions with respect to capacity), or to rent one of the rooms in his hotel and enjoy the view. But until the start of construction the view was free to all who walked, rode their bike or drove through town. Mr Smith conveniently ignores that fact, once again focusing only on his opportunities to generate revenue.

Currently the parking situation in Rockport is a disaster. Starting at approximately 5pm on nights when the two restaurants are open, cars are double parked, parked dangerously on the corner in front of the Ralston gallery, and making dangerous u-turns and other unpredictable maneuvers. All of this puts residents and visitors at risk, and spoils the character of our town. Particularly since it is now clear that the Smiths intend to increase the capacity of their restaurants and event spaces to 98% greater than what was in their original permit application, it should be clear to everyone that this project will destroy the character of the town.

I wish the town would both stop using my tax dollars to fight the will of the residents and also put a stop to the Camdefication of Rockport. The hotel will wreak havoc on our town and should be stopped.

Thank you,

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