

June 16, 2015

To: Cape Cod Commission  
3225 Main Street  
P.O. Box 226  
Barnstable, MA 02630

From: Kathleen Taylor  
3 Morse Pond Road  
Falmouth, MA 02540

Subject: Application for Springhill Suites by Marriot at 556 Main St., Falmouth, MA

Dear Commissioners:

1. I am Kathy Taylor. I am an abutter with property at the corner of Lantern Lane and Morse Pond Roads.
2. I have two issues that I will bring up this evening.
3. First is traffic on Lantern Lane. This is a private road and it must not become a back alley for the hotel for deliveries, trash collection, employee entrance, and a Main St. alternative. I have 4 bedrooms facing Lantern Lane. I urge you all to CLOSE Lantern Lane to through traffic and to do so before construction begins. Let our neighborhood be a neighborhood.
4. The second issue is storm water and impact on the water table levels and high ground water for the Lantern Lane-Morse Pond neighborhood. This neighborhood is surrounded by 3 ponds: Nye Pond, Morse Pond, and no-name pond. It is also includes wetlands. Sending all the water from the Springhill site in our direction via the three underground leaching pits located at the rear and side of the Springhill property can be a disaster for us if the ground water level is increased. We can face flooded basements and loss of property to wetlands. The MA Wetlands Protection Regulations are at issue here. Look at the FEMA map for our neighborhood. We are significantly A and B zones.
5. A few neighbors have at our own expense retained a hydrologist, Scott Horsley, to review the Springhill Storm Water Report plan. The current plan is to infiltrate/recharge approximately 8 times more water than would naturally occur as indicated by the required volume. Mr. Horsley told us that this infiltration will significantly raise the water table / ground water in our neighborhood impacting our property with possible foundation / cellar flooding. His report will be submitted to the Cape Cod Commission shortly.
6. There is a current catch basin in the middle of the proposed Springhill site. The plan does not show where the water from this catch basin goes and according to the plan will only be determined once construction begins. If this basin is currently tied to town street drainage, the storm water currently handled by this catch basin will be a big increase in the water directed to our properties.
7. When the two large apartment complexes were built on Main St. several years ago, care was taken to handle the storm water so the water was directed south towards Main Street and the sea and not back towards our neighborhood.
8. When the town of Falmouth gave approval for the miniature golf a couple of years ago on the same site as Springhill, part of the approval was assurance that, I quote..."should the drainage system installed prove not adequate to contain on-site water run-off or to prevent the development from increasing ground water and adversely affecting nearby properties, the Board will upon request of either the applicant or any neighbor, review the ground water conditions with the interested parties and Town Engineers and may administratively approve or require changes to mitigate said problem."
9. The Cape Cod Commission gives no such guarantee. The DRI only ask that the system after one year be working as designed and built. I ask that (1) the storm water management system for Springhill send the water south and (2) the neighborhood be given recourse in the event that the drainage system is not adequate to protect our properties as was done before.