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June 17, 2015

Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Lantern Lane/Falmouth Hospitality, LLC

Dear Members of the Board:

I am a life long Falmouth resident and also represent Robert and John Fay relative to the above referenced property. Last evening I sat through most of your hearing at Morse Pond School. I was unaware of the sign-up procedure and didn't offer any comments at the public hearing. I would ask this letter be added to the record in support of Falmouth Hospitality, LLC.

In my opinion the complaints raised at the hearing essentially indicate a "not in my backyard" mentality. The property in question is ripe for redevelopment and sits in a business redevelopment zone. One is hard pressed to find a more appropriate location for a 1st class hotel than Main Street, Falmouth, the very heart of the Falmouth business district.

I understand the concerns of the abutters but disagree for several reasons. First, your abutters quite simply abut Main Street, Falmouth and the business district. They knew this when they purchased their properties and are hard pressed to complain about business uses in a business district. Secondly, I simply disagree that this redevelopment will have an adverse impact on the Lantern Lane residents. I see it as a much needed improvement.

You have already heard testimony that there is in face a significant need for an upscale hotel in Falmouth. You are in receipt of the traffic studies which indicate that the infrastructure is adequate or can be made more than adequate to accommodate the project.

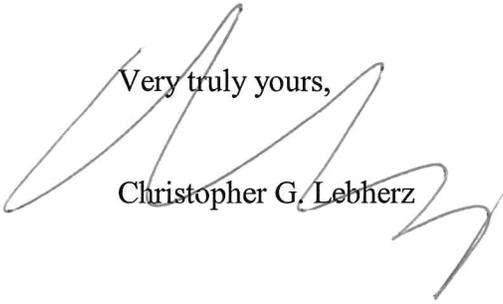
After attending the June 16th meeting I will concede that my argument and position are likely not popular with those in attendance. That being said however, land use is not about popularity. It is about the rights of a land owner to develop his land and the ability to impose reasonable restraints through land use regulation. If the project meets the performance standards required by the applicable regulations, it should be approved whether it is popular or not.

Change and uncertainty is never easy. We are now in the year 2015 and the applicant cannot be handcuffed by surrounding residents adverse to redevelopment. The Fay brothers have the right to pursue the highest and best use of their property. Property that has been in their family for well over half a century. It is my hope that the board will not be overly influenced by emotion but rather restrict its findings to law and the rights of property owners. I am grateful that the board was willing to come to Falmouth to conduct its meeting and I appreciate what you all do individually and as members of the Commission.

I urge the board to support the project.

Thank you for your kind attention.

Very truly yours,


Christopher G. Lebherz

CGL:emw

cc: Robert A. Fay
John J. Fay, III
Kevin Eriksen