

June 30, 2015

Re: Springhill Suites by Marriott

Dear Cape Cod Commission,

We all know that our Lantern Lane neighborhood in Falmouth, Massachusetts, is bordered by 3 ponds and Main Street. Our neighborhood is lower than Main Street and, therefore, closer to sea level. So the water runoff from our Main Street abutters can adversely affect our fragile water table if water runoff is not properly addressed on Main Street.

Because of this situation, we have had a history of cooperation with Town Hall to protect our water table from rising and causing our basements to flood.

In 2003 the Falmouth Housing Corporation, 690 to 704 East Main Street, had originally planned their drainage water to flow back toward our neighborhood. Fortunately with the help of the Horsley Witten Group, the final plan diverted the water toward Main Street and saved our neighborhood from a major water problem.

Thereafter, another abutter on Main Street, Mr. Correia, who owns Dunkin Donuts and built a group of apartments in back of the donut shop at 620 Main Street, Falmouth, MA, did what was needed to protect the neighborhood's fragile water table.

In 2012, the Main Street Special Permit 80-11 McDonald Project (corner of Lantern Lane and Main Street) again recognized our situation with the help of the Horsley Witten Group, and a protection clause for the neighborhood was inserted into the Falmouth Zoning Board of Appeals decision. This clause was sent to you a few weeks ago. This project was abandoned.

We now have a new application, Springhill Suites by Marriott at 556 Main Street, Falmouth, MA, in part of the same area as mentioned in the 2012 zoning protection clause. However, in this case there is a larger impervious area which could possibly cause our neighborhood water table to rise if the runoff water is not properly addressed.

We have, therefore, again contracted the Horsley Witten Group, a large well respected organization that understands the fragile water table in our Lantern Lane Neighborhood.

The Horsley Witten comment letter on the Springhill Suites, has been emailed to you today by Horsley Witten and I am presenting you with an additional copy. I will summarize the content.

Respectfully submitted,

Gilbert R. Lavoie, M.D. 

Bonnie B. Lavoie, Ph.D. 

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Attachment: Horsley Witten Group Springhill Suites Groundwater Comment