



Town of Falmouth

Zoning Board of Appeals

59 TOWN HALL SQUARE, FALMOUTH, MA 02540
508-495-7460 - Fax 508-495-7463

AGENDA

January 5, 2023 – 6:00 PM

Board of Appeals Public Hearings & Open Meeting

Select Board's Meeting Room, Town Hall

59 Town Hall Square, Falmouth, MA

Public Comment 6:30 PM:

Continuation(s) 6:30 PM:

#080-22 Devereux, 15 Peace Pipe Road, Falmouth – requesting a special permit to allow an in ground pool, increasing lot coverage by structures (JM, SM, MF, FD, GP)

#059-22 O'Boy, 1 Lookout Avenue, Falmouth – requesting a special permit to remove a portion of the existing dwelling, remove and rebuild the roof over a portion of the dwelling adding a ½ story and rebuild the rear of the dwelling adding a second story addition (JM, SP, SM, MF, GP)

#057-22 Hanley, 237 Old Main Road, North Falmouth – requesting a special permit to allow a conversion of the existing dwelling into four dwelling units, construct porch additions and a detached four (4) car garage (JM, SP, SM, MF, GP)

#093-22 Spear, Trustee, 42 Lake Leaman Road, Falmouth – requesting a special permit to construct a single-family dwelling exceeding 20% lot coverage by structures

New Hearing(s) 6:30 PM:

#097-22 Brenner, 3 Ruth Terrace, Waquoit – requesting a special permit to construct a detached accessory apartment and to allow a home occupation for a mobile coffee business

#098-22 Noonan, 11 Surrey Lane, East Falmouth – requesting a special permit to allow a Home Based Service Business (wood delivery) and to allow a vehicle over 13,000GVW

#099-22 McCarthy, 15 Ipswich Drive, East Falmouth – requesting a special permit to raze the existing dwelling and rebuild, exceeding 20% lot coverage by structures

#101-22 Shumway, 182 Edgewater Drive, East, East Falmouth – requesting a special permit to raze and rebuild the nonconforming, single family dwelling

Open Meeting: 6:00 PM

- 1) Vote Minutes: October 27, 2022, November 3, 2022, November 17, 2022, December 1, 2022 and December 8, 2022
- 2) Request for Insubstantial Change(s), modification(s) to comprehensive permit #063-20 et al Helms Circle LLC, Kendall Lane (lot(s) 1,26,27 & 28) Falmouth – vote anticipated
- 3) Request for Insubstantial Change(s), modification(s) to comprehensive permit #44-90 et al Falmouth Housing Trust, Inc., Esker Place and Sam Turner Road, East Falmouth – vote anticipated
- 4) Board Discussion RE: staking policy and lot coverage / bulk calculation policy – vote anticipated
- 5) Board Updates
- 6) Board Discussion
- 7) Future Agenda Items

The Board reserves the right, by vote, to take items on the above Agenda out of order. Next Scheduled Public Hearings will be held on January 19, 2023 at 6:30 PM – Select Board's Meeting Room – Town Hall

