



Town of Falmouth Select Board
Regular Meeting

Monday, January 5, 2026, 6:30 PM
Old Silver / Surf Drive Program Room
Senior Center
780 Main Street, Falmouth, MA 02540

AGENDA

1. OPEN SESSION - 6:30 PM

- a. Call to Order
- b. Pledge of Allegiance
- c. Proclamation - The Don and Dottie Smith YMCA Day
- d. Recognition
- e. Announcements
- f. Public Comment

2. CONSENT AGENDA - 6:35 PM

- a. Licenses
 - 1) Consider a vote to approve the application by Falmouth Theatre Guild for three Special One-Day All Alcoholic Beverages Licenses to be held at Highfield Theater, 58 Highfield Drive on January 23–25; January 30–February 1; and February 6 and 7, 2026
 - 2) Consider approval of the renewal of the annual All Alcohol Restaurant License, Common Victualler License, and Entertainment License for The Pizza Bar LLC d/b/a Papa Jakes located at 146 Sandwich Road, East Falmouth
 - 3) Consider a vote to approve the application by Historic Highfield, Inc. located at 56 Highfield Drive for a Special One-Day All Alcoholic Beverages License for a Burns Night Supper on January 24, 2026, from 5:00 pm to 10:00 pm.
- b. Administrative Orders
 - 1) Consider a vote to approve and sign the Regulatory Agreement for 805 Gifford Street Extension
 - 2) Consider a vote to add a second April meeting date of April 27 to the 2026 Select Board meeting calendar
 - 3) Consider a vote to approve an expenditure in excess of \$500 from the Fire Rescue Department Donation Account for CPR Program purpose for the purchase of replacement Heartsaver and Basic Life Support (BLS) instructor manuals for the volunteer CPR instructors
 - 4) Consider a vote to approve an expenditure in excess of \$500 from the Fire Rescue Donation Account for the purchase of a replacement commercial grade treadmill at the Fire Headquarters Station

- 5) Consider a vote to approve the 2026 Seasonal Population Increase Estimation Form for submittal to the Alcoholic Beverages Control Commission
- 6) Consider a vote to approve the annual License Renewal Certification for 2026 to be forwarded to the Alcoholic Beverages Control Commission
- 7) Consider a vote to appoint the Town Accountant, Victoria Rose

3. COMMITTEE INTERVIEWS - 6:40 PM

- a. Interview and consider a vote to appoint committee members:
 - 1) Cultural Council - a) Raven Guinta-Tavares, b) Patricia Pinto da Silva

4. PUBLIC HEARINGS - 6:45 PM

- a. Discuss and consider a vote to approve a request for variance to the Flow Neutral Bylaw from AMG Real Estate LLC property owner of 303 Dillingham Avenue (parcel ID 39 21 002B 002)

5. BUSINESS - 7:00 PM

- a. **7:00 PM** - Consider a vote to approve the Notice of Lease (NOL) and Lease Agreement with SunWealth Power Inc. for the solar rooftop installation at the Gus Canty Community Center at 790 Main St. **(15 minutes)**
- b. **7:15 PM** - Review and discuss FY27 department operational budget requests that were not recommended for funding **(40 minutes)**
- c. **7:55 PM** - Discuss the recent designation of Falmouth as a Seasonal Community by the Executive Office of Housing and Livable Communities, and consider a vote to add an article to accept the designation for consideration at the April 2026 Town Meeting **(30 minutes)**
- d. **8:25 PM** - Discuss and consider a vote to approve a draft Short-Term Rental Bylaw for inclusion on the April 2026 Town Meeting Warrant **(25 minutes)**

6. MINUTES - 8:50 PM

- a. Review and consider a vote to approve minutes of meetings: November 22, 2025; December 6, 2025 and December 15, 2025

7. TOWN MANAGER'S SUPPLEMENTAL REPORT - 8:55 PM

8. SELECT BOARD REPORTS - 9:00 PM

9. FUTURE AGENDA ITEMS - 9:05 PM

- a.
 - Discuss correspondence and media inquiry policies
 - Discuss retail cannabis dispensary license
 - LGBTQ+ Sanctuary Town
 - Discuss walkability improvements
 - Hear an update and discuss the Joint Base Cape Cod Master Planning Process
 - Discuss current Town website functionality and potential redesign
 - Discuss 10-year spending on consultant fees
 - Debt forecast discussion with Finance Committee
 - Discuss petitioning the State Legislature for changes to Chapter 40B law

- Update from Municipal Light Board on Internet Service Provider discussions
- Discuss the need for a municipal building inventory and review of current/planned uses

10. ADJOURN - 9:10 PM

Robert P. Mascali, Chair
Select Board

The Select Board may discuss and vote appropriate action on any item listed on this agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.