



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

January 19, 2023 – 6:30 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:

#065-22 Nika Development LLC, 259/263 Old Main Road, North Falmouth – requesting a special permit to raze the existing structures and construct two (2) duplex buildings and one (1) single-family dwelling on a combined parcel (JM, SP, SM, MF, GP)

#075-22 Blue Moon Sea Grille, Inc., 159 Main Street, Falmouth – requesting a special permit to allow a parking reduction for the proposed restaurant **REQUEST FOR CONTINUANCE**

#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 (JM,SP,SM,MF,FD)

#097-22 Brenner, 3 Ruth Terrace, Waquoit – requesting a special permit to construct a detached accessory apartment (JM,SP,SM,MF,FD)

#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 (JM,SP,SM,MF,FD)

New Hearing(s) 6:30 PM:

#102-22 Martin, Trustees, 88 Lucerne Avenue, Falmouth – requesting a special permit to remove the existing deck and construct an addition to the non-conforming, single family dwelling

#103-22 Borisy / Meisinger, 109 Gansett Road, Woods Hole – requesting a special permit to remove and rebuild the existing pool, add a hot tub, construct sheds and add a bathroom addition to the existing detached garage

#104-22 Gordon, 3 Amherst Avenue, Falmouth – requesting a special permit to remove the existing deck, construct a small addition to the first floor, construct dormers to the front façade and expand the rear portion of the second floor

#105-22 Bowen, Trustees, 102 Grand Avenue, Falmouth – requesting a modification of existing permits

#110-15 and 37-21 to remove condition No. 2 of the Special Permit (#110-15) and increase the total lot coverage; property is under an enforcement order by letter dated September 14, 2022 **REQUEST FOR CONTINUANCE**

Open Meeting:

- 1) Vote Minutes: December 8, 2022 and January 5, 2023
- 2) Review Draft Decision with vote - #059-22 O'Boy, 1 Lookout Avenue, Falmouth (JM, SP, SM, MF, GP)
- 3) Board Discussion RE: dates for Saturday Workshop
- 4) Board Updates
- 5) Board Discussion
- 6) 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 February 2, 2023 at 6:30 PM – Select Board's Meeting Room – Town Hall

