



# *Town of Falmouth*

## **Zoning Board of Appeals**

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

### **AGENDA**

February 2, 2023 – 6:30 PM

Board of Appeals Public Hearings & Open Meeting  
Select Board's Meeting Room, Town Hall  
59 Town Hall Square, Falmouth, MA

**Executive Session 6:30 P.M.** Under G.L. c. 30A, s. 21(a)(3) – meeting with Town Counsel relating to appeal #050-20M Village at Brick Kiln LLC, 511 Brick Kiln Road, West Falmouth

### **Public Comment 6:30 PM:**

### **Continuation(s) 6:30 PM:**

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

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

### **New Hearing(s) 6:30 PM:**

#106-22 Martinez, 205 Edgewater Drive East, East Falmouth – requesting a special permit to construct additions and a second floor to the non-conforming dwelling, increasing lot coverage by structures

#108-22 Charbonneau, et al, 186 Clinton Avenue, Falmouth – requesting a special permit to construct two (2) additional bays to the existing detached 2-car garage

### **Open Meeting:**

- 1) Vote Minutes: January 5, 2023 and January 19, 2023
- 2) Board Discussion
- 3) Board Updates
- 4) Board Discussion
- 5) 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 16, 2023 at 6:30 PM – Select Board's Meeting Room – Town Hall