



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

March 23, 2023 – 6:00 PM

Board of Appeals Public Hearings & Open Meeting

Select Board's Meeting Room, Town Hall

59 Town Hall Square, Falmouth, MA

*Amended 3/21/23

Executive Session 6:00 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:

#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) **REQUEST FOR CONTINUANCE**

#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**

#105-23 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**

New Hearing(s) 6:30 PM:

#009-23 Ryan, 140 Associates Road, Falmouth – requesting a special permit to raze and rebuild the non-conforming detached garage exceeding 900s/f in size

#013-23 68 Sandpiper Circle Realty Trust, 68 Sandpiper Circle, East Falmouth – requesting a special permit to raze and rebuild the existing, non-conforming single-family dwelling, increasing lot coverage by structures

Open Meeting:

- 1) Vote Minutes: February 16, 2023 and March 2, 2023
- 2) Review Staking Policy – vote anticipated
- 3) Request for Insubstantial Change(s), modification(s) to comprehensive permit #063-20 et al Helms Circle LLC, 14 Kendall Lane, Falmouth – vote anticipated
- 4) Request for Insubstantial Change(s), modification(s) to comprehensive permit #033-21 Allen, 59 Lewis Neck Road, East Falmouth – vote anticipated
- 5) Board Administrative Approval, #030-23 AT&T, 284 Old Meeting House Road, East Falmouth – permission to modify the existing wireless communications facility – vote anticipated
- 6) Board Discussion
- 7) Board Updates
- 8) Future Agenda Items

*Amended 3/17/23 to include Open Meeting Item no. 4

*Amended 3/21/23 to include Open Meeting Item no.5

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 April 13, 2023 at 6:30 PM – Select Board’s Meeting Room – Town Hall