



Town of Falmouth

Zoning Board of Appeals

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

AGENDA

January 15, 2026 – 5:30 PM

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

Executive Session 5:30pm Under G.L. c. 30A, s. 21(a)(3) – to discuss strategy with respect to litigation; 809 Sandwich Road, East Falmouth and '0' (lot 003) Sandwich Road, East Falmouth

Public Comment 6:00pm:

Continuation(s) 6:00pm:

#065-25 Habitat for Humanity of Cape Cod, Inc., 48 Benjamin Nyes Lane, North Falmouth – requesting a comprehensive permit to demolish the existing structures and construct fourteen (14) single-family dwellings; all units to be affordable (SM, FD, MF, AP) ***REQUEST FOR CONTINUATION**

New Hearing(s) 6:00pm:

#084-25 Broken Bow Residences, LLC, '0' (lot 001A) Broken Bow Lane, East Falmouth – requesting a comprehensive permit to construct twelve (12) homeownership units within six (6) duplex buildings; three(3) units will be affordable

Open Meeting:

- 1) Minutes: December 11, 2025, December 18, 2025, January 8, 2026
- 2) Discussion and possible vote on creation of a negotiating subcommittee to coordinate with counsels on 40B
- 3) Board Discussion
- 4) Board Updates
- 5) Zoning Administrator Updates
- 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 January 29, 2026, at 6:00 PM – Select Board's Meeting Room – Town Hall, Falmouth