

TOWN OF FALMOUTH
SELECT BOARD

AGENDA

MONDAY, OCTOBER 25, 2021 – 6:30 P.M.

SELECT BOARD MEETING ROOM

TOWN HALL

59 TOWN HALL SQUARE, FALMOUTH, MA 02540

6:30 p.m. OPEN SESSION

6:30 p.m. EXECUTIVE SESSION

1. M.G.L. c.30A s.21(a)(3) – Collective bargaining – Vote to affirm ratification of union contract renewals for DPW and AFSCME Unit B

7:00 p.m. OPEN SESSION

1. Call to Order
2. Pledge of Allegiance
3. Proclamations
 - a. Eagle Scout Proclamation – Samuel Thrasher
 - b. Eagle Scout Proclamation – Dalton Watring
 - c. Native American Heritage Month
4. Recognition
5. Announcements
6. Public Comment

7:15 p.m. SUMMARY OF ACTIONS

1. Licenses
 - a. Approve Application for a Special One-Day Wine and Malt Liquor License – Shipwrecked, 263 Grand Avenue – Sunday, 11/14/21
2. Administrative Orders
 - a. Approve Grant of License to Adelle F. McDermott, Trustee of the Adelle F. McDermott Revocable Trust to place, erect and maintain a fence to be located within the layout of a public way known as 30 Harrington Street
 - b. Naming request to consider naming the new senior center, the John V. Magnani Senior Center, and that the old senior center building named after John DeMello retain his name
 - c. Vote to accept the 2020 Re-Precincting Plan for the Town of Falmouth as presented by the Town Clerk
 - d. Retroactive authorization to apply for a State Community Compact IT Grant to assist in funding the proposed Fire Station Alerting System
 - e. Vote to approve a Water Main Extension Agreement and a Wastewater Main Extension Agreement for the Kendall Lane Ch. 40B project off Worcester Court
3. Special Events

Recurring - Recommended:

 - a. Jingle Jog 5K – Falmouth Chamber of Commerce – Start/Finish Main Street – Saturday, 12/4/21; 2:00 p.m. to 4:00 p.m.
 - b. Falmouth Village Stroll – Falmouth Chamber of Commerce – Closure of Main Street between Post Office and Shore St. Ext. from 1:00 p.m. to 10:00 p.m. – Saturday, 12/4/21
 - c. 58th Annual Christmas Parade – Falmouth Chamber of Commerce – Main Street (from Dillingham Ave. to Village Green) – Sunday, 12/5/21, 12:00 noon (rain date Sunday, 12/12/21)

New – Recommended:

 - a. Women Run Cape Cod 5K – Falmouth Running Club – Start/Finish Town Hall Square – Sunday, May 8, 2022, 7:00 a.m. – 10:00 a.m.

7:30 p.m. PUBLIC HEARINGS

1. Shade Tree Hearing – on application by the Falmouth Parks Department for the removal of two (2) Norway Maple trees at 187 Central Avenue, East Falmouth (10 minutes)

2. Shade Tree Hearing – on application by the Falmouth Parks Department for the removal of two (2) White Oak trees and one (1) Black Oak tree at 89 Maravista Avenue, Falmouth (10 minutes)
3. Vote to Adopt new mooring regulations relating to house floats and house boats (10 minutes)
4. Application for a Pool Table License – AMVETS Post 70, 336 Palmer Avenue, Falmouth (10 minutes)
5. Wetlands/Dock Hearing – Teague I. Campbell – Reconstruct pier, ramp and float on the same general footprint as the existing dock in and over the waters of Rand’s Canal, located at 147 Bay Road Extension (15 minutes)
6. Application for Renewal of Shellfish Aquaculture License #A11-05 issued to Daniel Ward of Ward Aquafarms, LLC, 51 North Falmouth Highway, for a 2.6-acre site in the waters of Megansett Harbor outside of the mouth of Rands Canal (10 minutes)
7. Application for an Alteration of the Licensed Premises of an All Alcoholic Common Victualler License – Pickle Jar Ltd. d/b/a Pickle Jar Kitchen at 170 Main Street, Falmouth (5 minutes)

8:40 p.m. BUSINESS

1. Discussion/update on COVID-19 issues (10 minutes)

8:50 p.m.

2. Discussion/vote on special cable council’s recommendation for “friendly” preliminary denial of renewal of cable license (10 minutes)

9:00 p.m.

3. Follow-up discussion on North/West Fire Station (20 minutes)

9:20 p.m.

4. Report – Solid Waste Advisory Committee (15 minutes)

9:35 p.m.

5. Report – Shellfish Advisory Committee (15 minutes)

9:50 p.m.

6. Presentation – Eversource Improving Supply and Reliability to Falmouth and Martha's Vineyard – Ronit Goldstein (15 minutes)

10:05 p.m.

7. Acting as Trustees of the Falmouth Affordable Housing Fund, Discussion and Vote on amended application from Megansett Crossing, LLC to increase funding award by an additional \$205,500 for a total of \$855,500 for 10 units of affordable rental housing at 676, 688 and 702 North Falmouth Highway and to apply for reimbursement from the Cape Cod Commission affordable housing mitigation account. (15 minutes)

10:20 p.m.

8. Vote Charge for Sustainable Living for Working Families Taskforce (Article 18 of 06/28/2021 Annual Town Meeting) (15 minutes)

10:35 p.m.

9. Review and Vote to Approve Minutes of Meetings (5 minutes)
 - Public Session – July 26, 2021; September 13, 2021

10:40 p.m.

10. Individual Select Board Members’ Reports (5 minutes)

10:45 p.m.

11. Town Manager’s Report (5 minutes)

Douglas C. Brown, Chair
Select Board

OPEN SESSION

3. PROCLAMATIONS

- a. Eagle Scout Proclamation – Samuel Thrasher**



PROCLAMATION

WHEREAS: Samuel Thrasher of Boy Scout Troop 38 has successfully completed qualifications for the rank of Eagle Scout, a rigorous and demanding process that teaches patience, perseverance and teamwork, and requires strong goal setting; and

WHEREAS: Samuel Thrasher met these challenges with aplomb and shall be recognized as an outstanding representative of his family, his troop and his community; and

WHEREAS: The Boy Scouts of America, long acknowledged for building fine citizens, calls for Special Court of Honor to award its highest symbol of achievement to those who complete this rank; and

WHEREAS: Samuel Thrasher is now an Eagle Scout with all its rank and privilege;

NOW, THEREFORE, We, Douglas C. Brown, Nancy R. Taylor, Samuel H. Patterson, Megan English Braga and Onjalé Scott Price as Select Board of the Town of Falmouth, do hereby declare and PROCLAIM

SAMUEL THRASHER AS EAGLE SCOUT

IN WITNESS WHEREOF, we have hereunto set our hand and caused the Great Seal of the Town of Falmouth to be affixed on this **25th day of October, 2021.**

Douglas C. Brown, Chair

Megan English Braga

Nancy R. Taylor, Vice Chair

Onjalé Scott Price

SELECT BOARD

Samuel H. Patterson



You are cordially invited to the

EAGLE SCOUT COURT OF HONOR

for

SAMUEL THRASHER

Troop 38

SATURDAY, OCTOBER 30, 2021
1:00 PM

*Hutker Yard, Falmouth Academy
7 Highfield Drive • Falmouth, MA 02540*

*RSVP to Samuel Thrasher: 508-737-6220
SamuelThrasher@comcast.net*

Refreshments to follow



Diane Davidson

From: Diane Davidson
Sent: Wednesday, October 6, 2021 8:40 AM
To: Ed Bruce
Cc: Sam Thrasher; Nancy Thrasher; Sam Patterson
Subject: RE: New Troop 38 Eagle Scout - Samuel Thrasher

Dear Ed,

Yes, I will schedule this proclamation to be read and signed by the Select Board on Monday, October 25, 2021. The meeting begins at 7:00 p.m. Please extend an invitation to the meeting to Samuel Thrasher and family/friends.

If you have any questions, please let me know.

Thank you,

Diane

*Diane S. Davidson
Office Manager/Licensing
Office of the Town Manager and Select Board
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540
diane.davidson@falmouthma.gov
(508) 495-7321*

From: Ed Bruce [REDACTED]
Sent: Tuesday, October 5, 2021 5:09 PM
To: Diane Davidson <diane.davidson@falmouthma.gov>
Cc: Sam Thrasher [REDACTED]; Nancy Thrasher [REDACTED]; Sam Patterson [REDACTED]
Subject: New Troop 38 Eagle Scout - Samuel Thrasher

Diane,

Samuel Thrasher earned the Eagle Scout rank on August 31st and his Eagle Court of Honor is scheduled for Saturday, October 30th at 1 PM at Hutker Yard at Falmouth Academy.

Would it be possible to have Sam recognized for this accomplishment at the Select Board meeting on Monday, October 25th?

Thanks,
Ed

Ed Bruce

Scoutmaster
BSA Troop 38 - North Falmouth



OPEN SESSION

3. PROCLAMATIONS

b. Eagle Scout Proclamation – Dalton Watring



PROCLAMATION

WHEREAS: Dalton Watring of Boy Scout Troop 38 has successfully completed qualifications for the rank of Eagle Scout, a rigorous and demanding process that teaches patience, perseverance and teamwork, and requires strong goal setting; and

WHEREAS: Dalton Watring met these challenges with aplomb and shall be recognized as an outstanding representative of his family, his troop and his community; and

WHEREAS: The Boy Scouts of America, long acknowledged for building fine citizens, calls for Special Court of Honor to award its highest symbol of achievement to those who complete this rank; and

WHEREAS: Dalton Watring is now an Eagle Scout with all its rank and privilege;

NOW, THEREFORE, We, Douglas C. Brown, Nancy R. Taylor, Samuel H. Patterson, Megan English Braga and Onjalé Scott Price as Select Board of the Town of Falmouth, do hereby declare and PROCLAIM

DALTON WATRING AS EAGLE SCOUT

IN WITNESS WHEREOF, we have hereunto set our hand and caused the Great Seal of the Town of Falmouth to be affixed on this **25th day of October, 2021.**

Douglas C. Brown, Chair

Megan English Braga

Nancy R. Taylor, Vice Chair

Onjalé Scott Price

SELECT BOARD

Samuel H. Patterson

Diane Davidson

From: Ed Bruce [REDACTED]
Sent: Sunday, October 10, 2021 4:50 PM
To: Diane Davidson; Sam Patterson; Dalton Watring; Dave Watring
Subject: New Troop 38 Eagle Scout - Dalton Watring

Diane,

Dalton Watring earned the Eagle Scout rank on August 31st and has scheduled his Eagle Court of Honor for Saturday, November 20th at 1 PM at the Falmouth Elks.

Would it be possible to have Dalton recognized for this accomplishment at the Select Board meeting on Monday, October 25th (the same night as Sam Thrasher)?

Both Scouts would also love to have Mr. Patterson or another board member attend their ceremonies, if possible.

Thanks,
Ed

Ed Bruce
Scoutmaster
BSA Troop 38 - North Falmouth
[REDACTED]

OPEN SESSION

3. PROCLAMATIONS

c. Native American Heritage Month



PROCLAMATION

Native American Heritage Month

WHEREAS, Native Americans, including the Herring Pond Wampanoag Tribe, Mashpee Wampanoag Tribe, Aquinnah Wampanoag Tribe have inhabited the land now known as the Town of Falmouth, and many additional tribes such as Quissett have inhabited Cape Cod and the Islands, the Commonwealth of Massachusetts and the United States since time immemorial; and

WHEREAS, American Indians, Alaska Natives, and Native Hawaiians are a special part of the tapestry of our Nation's history. As keepers of a rich and ancient cultural heritage, Native Americans share with all of us the beauty of their art, the power of their songs, and the grace of their people. As individuals, they have distinguished themselves in virtually every field, from the arts to the sciences, from the world of sports to the world of commerce; and

WHEREAS, November is recognized by the United States as Native American Heritage month; and

WHEREAS, We celebrate the culture and contributions of the first Americans to all areas of life, we also remember with sorrow the suffering they endure because of Federal actions and policies that have long-term and often devastating consequences for Native Americans and their culture.

WHEREAS, While we cannot erase the tragedies of the past, we can create a future where all people share in America's great promise. The month is a time to celebrate rich and diverse cultures, traditions, and histories and to acknowledge the important contributions of Native people. Heritage Month is also an opportune time to educate the general public about tribes, to raise a general awareness about the unique challenges Native people have faced both historically and in the present, and the ways in which tribal citizens have worked to conquer these challenges.

WHEREAS, The Wampanoag Nation once included what is now the Town of Falmouth along with all of Southeastern Massachusetts and Eastern Rhode Island, and we honor those who are still here and the sacrifices of those who are not.

WHEREAS, While many communities no longer have the connection to their land's Native peoples, Falmouth is fortunate to have the Herring Pond Wampanoag Tribe, Mashpee Wampanoag Tribe, and Aquinnah Wampanoag Tribe still present to enrich Falmouth's diverse culture, invigorate our community and strengthen our economy.

NOW THEREFORE, the Falmouth Select Board does hereby proclaim November as Native American Heritage Month and we call on all residents of the Town of Falmouth to observe this month with appropriate programs, ceremonies, and activities.

Douglas C. Brown, Chair

Megan English Braga

Nancy R. Taylor, Vice Chair

Onjalé Scott Price

Samuel H. Patterson

SELECT BOARD

OPEN SESSION

SUMMARY OF ACTIONS

1. Licenses

- a. Approve Application for a Special One-Day Wine and Malt Liquor License – Shipwrecked, 263 Grand Avenue – Sunday, 11/14/21

LICENSE APPLICATION REVIEW

Restaurant/Business: Shipwrecked Falmouth in the Fall Beer Garden

Address: 263 Grand Avenue, Falmouth

License Type: Special One-Day All Wine & Malt Beverage License

New or Transfer of License New

or

Change of License _____

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Police | <u>Endorseees second-choice location behind restaurant only</u> |
| <input type="checkbox"/> Fire | _____ |
| <input type="checkbox"/> Building | _____ |
| <input type="checkbox"/> Health | _____ |
| <input type="checkbox"/> Zoning | _____ |
| <input type="checkbox"/> Planning | _____ |
| <input type="checkbox"/> DPW | _____ |
| <input type="checkbox"/> Assessor | _____ |
| <input type="checkbox"/> Recreation | <u>Okay. Next year event will begin at 1:00 PM</u> |
| <input type="checkbox"/> Parks | <u>No issues</u> |
| <input type="checkbox"/> Beach | <u>Okay.</u> |
| <input type="checkbox"/> _____ | _____ |

NOTES:

To whom it may concern,

We, Shipwrecked Falmouth, are seeking a one day wine & malt license for the "Falmouth in the Fall" road race on November 14, 2021. The permit is for a beer garden on property in the back parking lot in the same fashion that we have hosted previous events. There will be no vehicular traffic permitted on the property during the day of the event. The Beer Garden will be exclusively for attendees that are 21+ and will be monitored by security (Frontier Security Strategies). All servers and bartenders are tip certified. The tents set up on property will be 10X10 tents with no sides. We will house approximately 5-6 local breweries. The event will run from set up at 10am until breakdown at 6pm.

Thank you for your consideration,

Rob Loewen
Property Manager
Shipwrecked Falmouth & The Heights Hotel



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NorthStar Ins. Services, Inc. 300 First Ave, Suite 100 Needham, MA 02494	781-431-2500	CONTACT NAME: PHONE (A/C, No, Ext): 781-431-2500	FAX (A/C, No): 781-431-6134
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #	
INSURER A: Tokio Marine Specialty Ins. Co			
INSURER B: CoveRisk Services, LLC.			
INSURER C: Commerce Insurance Company		34754	
INSURER D:			
INSURER E:			
INSURER F:			

INSURED Shipwrecked LLC
 The Heights Hotel LLC
 Falmouth Heights Real Estate LLC
 18 St Marys Street
 Newton, MA 02462

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liq Liab \$1M/\$1M GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PPK2274656	05/18/2021	05/18/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Emp Ben. \$ 1,000,000
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BJGJZC	05/18/2021	05/18/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			PUB768086	05/18/2021	05/18/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	014005035327121	05/18/2021	01/01/2022	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate holder is mortgagee regarding property located at 263 Grand Avenue, Falmouth, MA 02540; 267-269 Grand Avenue, Falmouth, MA 02540 and 24 Central Park Ave, Falmouth, MA 02540.

CERTIFICATE HOLDER SOUTHSH3 South Shore Bank ISAOA/ATIMA P.O. Box 150 Northville, NY 12134	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Sarah Kantorski</i>
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**TOWN OF FALMOUTH
SPECIAL EVENT PERMIT**

EVENT NAME 41st Annual Falmouth in the Fall Road Race

NAME Falmouth Road Race, Inc. – Jennifer Edwards

MAILING ADDRESS P.O. Box 732, Falmouth, MA 02541

EVENT DAY & DATE Sunday, November 14, 2021

RAIN DATE None.

EVENT LOCATION Woods Hole to Falmouth Heights, Falmouth Heights Beach Lots

EVENT HOURS 10:00 am – 2:00 pm SET-UP/BREAK DOWN 11/13 2:00 pm /11/14 3:00 pm

NUMBER OF ATTENDEES 1,000 # OF VEHICLES 12 buses

ADDITIONAL DETAILS Same 7-mile course as Falmouth Road Race. Post-race gathering on Falmouth Heights ball field, food and beverages. Will apply for one-day liquor license. Tent on Falmouth Heights ball field. Music at start, on the course, and at the finish. Parking at Falmouth Heights Beach parking lot and Island Queen lot.

CONDITIONS:

1. Contact the Police Detail Sergeant 30 days prior to event to arrange for adequate public safety requirements.
2. Contact Fire Department days prior to event for EMS or fire detail coordination.
3. Contact Inspectional Services Department 30 days prior to event for permit for tent in excess of 400 sq. ft. and to schedule inspection.
4. Contact Health Department 30 days prior to event for a temporary food permit and to schedule inspection.
5. No parking on Worcester Court Greenway.
6. Event organizers to police race route and locations to clean up any litter or debris following the race.
7. Organizer to provide a solid waste and recycling plan for the event.

PERMIT FEE \$450.00 FILING FEE \$10.00

DEPOSIT \$300.00 (Deposit refundable at conclusion of event provided that no litter or damage has occurred)

SELECT BOARD:
[Signature]
Nancy R. [Signature]
[Signature]

[Signature]

SUMMARY OF ACTIONS

2. Administrative Orders

- a. Approve Grant of License to Adelle F. McDermott, Trustee of the Adelle F. McDermott Revocable Trust to place, erect and maintain a fence to be located within the layout of a public way known as 30 Harrington Street

GRANT OF LICENSE

The TOWN OF FALMOUTH, a Municipal Corporation and political subdivision of the Commonwealth of Massachusetts having its usual place of business at 59 Town Hall Square, Falmouth, Barnstable County, Massachusetts acting by and through its duly elected Select Board, in consideration of One and 00/100 (\$1.00) Dollar and of the covenants contained herein, does hereby grant to Adelle F. McDermott, Trustee of the Adelle F. McDermott Revocable Trust, dated June 25, 2018, abstract of trust as document number 1,350,083 whose address is 30 Harrington Street, East Falmouth, Massachusetts 02536, the following license to place, erect and maintain a fence to be located within the layout of a public way known as Harrington Street.

A sketch plan of the approved location of the licensed fence is attached hereto.

This license is granted upon the following expressed conditions:

- a. Said license is revocable by the Select Board at any time when it deems it appropriate to revoke the same in the best interest of the Town of Falmouth and/or public convenience, safety and needs; the Town may revoke this license by sending a notice to the grantee, its successors and assigns at the above-referenced property address and by thereafter within a reasonable time recording a Notice of Revocation of License in the Barnstable County Registry of Deeds;
- b. Upon such revocation, the grantee, its successors and assigns shall, if and when directed by the Select Board, remove said fence from the Town's road layout;
- c. If the grantee, its successors and assigns, fails to remove said fence all the expenses of the Town to do same or have the same done or any expenses arising from the failure to comply with this license, including attorney's fees, costs and expenses and contractor fees shall be paid by the grantee, its successors and assigns to the Town upon demand, and if not so paid, shall, upon the recording of a Notice thereof in the Registry of Deeds or Registered Land Division constitute a lien on said property, without limiting any other rights of the grantor;
- d. Until such revocation, this License shall continue indefinitely;
- e. The grantee, its successors and assigns shall be forever obligated to indemnify, defend and hold harmless the Town of Falmouth, its agents, officers, officials and employees for any and all claims, actions, suits, or demands for personal injury or property damage arising out of the grant of this License.

- f. Nothing contained in the License shall authorize the grantee, its successors and assigns to do any work or undertake any activity or to continue any activity not otherwise in full compliance with all applicable laws, rules and regulations; and
- g. The terms, conditions, agreements and covenants contained herein shall be binding on the grantee, its successors and assigns.
- h. The fence presently exists and may remain in its present location, but shall not be moved or relocated without approval of the Select Board.

For title see Certificate Number 216699.

IN WITNESS WHEREOF, the seal of the Town of Falmouth is affixed hereto and these presents executed and delivered in its name and behalf by its Board of Selectmen, hereto duly authorized this _____ day of _____, 2021.

BOARD OF SELECTMEN OF
THE TOWN OF FALMOUTH

Doug C. Brown, Chair

Nancy R. Taylor, Vice Chair

Samuel H. Patterson

Megan English Braga

Onjalé B. Scott Price

Commonwealth of Massachusetts

County of Barnstable

On _____, before me, the undersigned notary public

personally appeared

name(s) of signer(s)

personally known to me

proved to me on the basis of satisfactory evidence of identification which was

to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me this instrument is (his)(her) free act and deed.

WITNESS my hand and official seal.

Signature of Notary Public

**CERTIFICATE OF TRUSTEE
UNDER M.G.L. CH. 184, § 35**

I, Adelle F. McDermott of East Falmouth, Massachusetts, hereby certify and attest as follows:

1. On June 25, 2021, as the Trustor thereof, I did create the The Adelle F. McDermott Revocable Trust, appointing Adelle F. McDermott as the original Trustee of said Trust;
2. As of the date hereof, Adelle F. McDermott is the current Trustee of said Trust;
3. The Trustee of said Trust has the power to perform discretionary acts as Trustee without the consent, concurrence or direction of the beneficiaries;
4. Specifically, the Trustee of said Trust has the authority to convey, mortgage, lease and grant restrictions or easements or any other interest in real estate;
5. Nothing in said Trust derogates from the power of the Trustee to convey, mortgage, lease or grant restrictions or easements or any other interest in real estate;
6. The existence or nonexistence of a fact which constitutes a condition precedent to acts by the Trustee or which are in any other manner germane to affairs of the Trust, shall be binding on the Trustee and the trust estate in favor of a purchaser or other person relying in good faith on the certification;
7. As of the date hereof, said Trust has not been amended, revoked or terminated, and is in full force and effect;
8. All parties may rely without further inquiring on my act as Trustee;
9. The current Trustee is 18 years of age or older and of sound mind.

Signed under the pains and penalties of perjury this _____ day of _____, 2021.

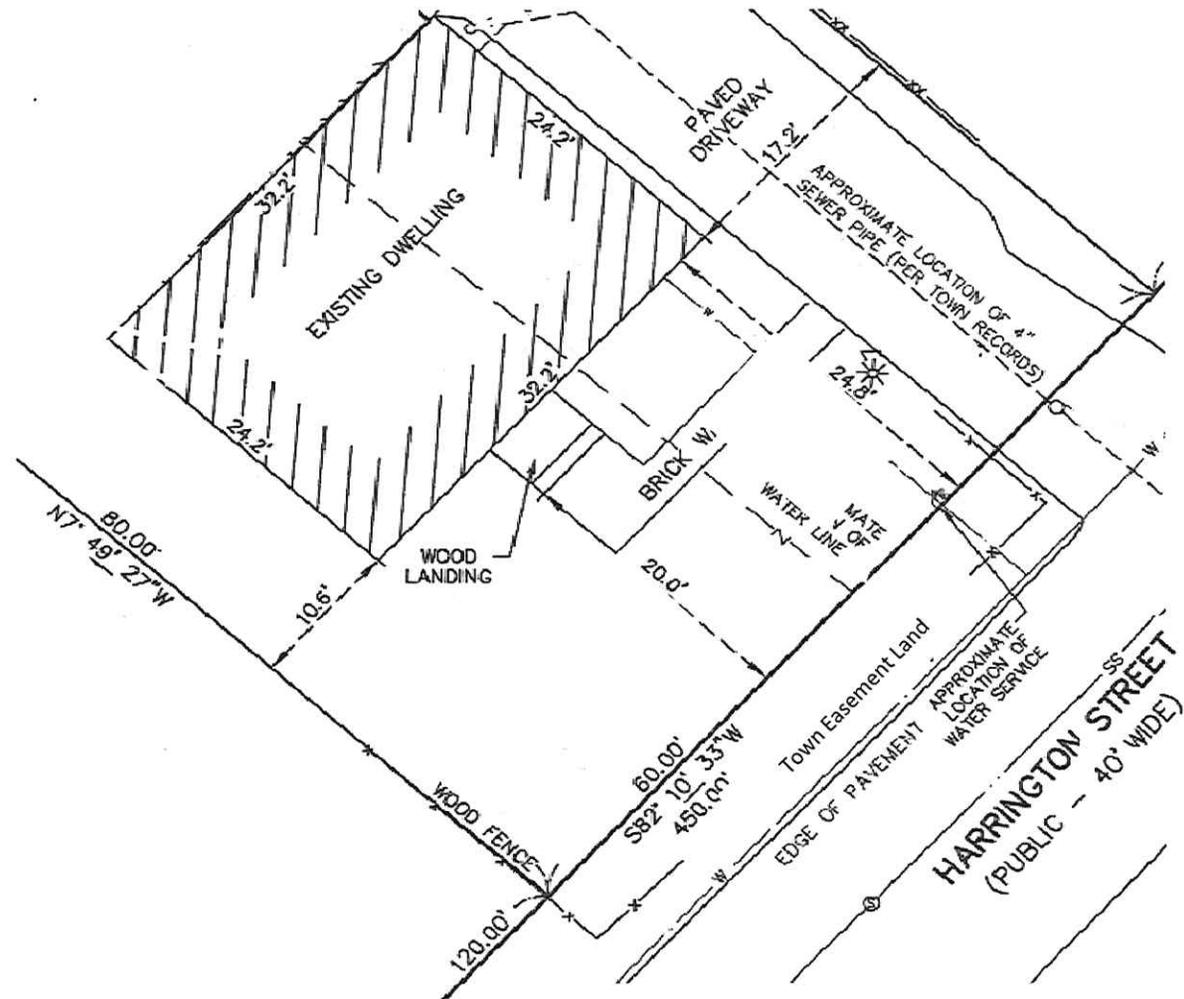
Adelle F. McDermott, Trustee/Trustor



Exhibit A



October 17, 2021



NOTES

1. House: 30 Harrington Street
2. Owner – Adelle F. McDermott Trustee of the Adelle F. McDermott Revocable Trust
3. Deed – Barnstable Land Court Registry
 - I. Certificate #216699 dated 7/09/2018
 - II. Lots 82 & 83 on Plan 4286-A Plate 6
4. Assessor's Number: 39A 30 000 082

ADELLE F. MCDERMOTT
30 Harrington Street, Teaticket, MA 02536



September 13, 2021

Falmouth Selectman Board
59 Town Hall Square
Falmouth, MA 02540



To Whom It May Concern;

I attended a Zoning Board meeting on Thursday, September 9, 2021 to request a special permit for a redesign of my home. The permit was approved, with conditions, for adding a dormer (with bathroom) to the second floor and removing the existing deck to build a screened in porch and move the rinse/changing station.

During the discussion, I was advised that the corner fence units that are in the front of my property are located on town easement land. I advised the committee members that I was aware of this, as the town easement land measurements were staked out on all properties in the area, when the sewer project was in progress. The communications from the town never indicated that anything needed to be removed from these areas, but I would if it was deemed necessary.

One of the conditions that was entered into the permit for my home redesign was to obtain a license from the Select Board to keep the fence as is. This is an official request for such a license.

The two-rail fence does not go across the entire front of my property, it straddles the two corners of the land. One protects my lawn from cars/trucks as my driveway is a sharp turn from the road as there is a light-post to the right of the driveway entrance. The other fence anchors the fence that divides the property from the neighboring house, which is very close to mine. Pictures are pasted on the next page. The site plan is also attached to this email and the fence is not part of the construction that will be done to the property.

I greatly appreciate your consideration of granting me a license to keep the fence. Please let me know if you need any more information to process my request.

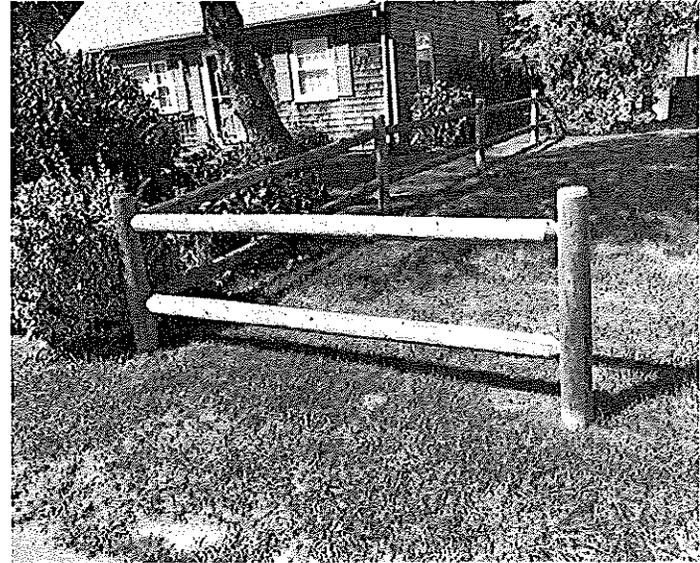
Sincerely,

Adelle F McDermott

Adelle F. McDermott
electronically signed September 13, 2021 4:46PM

ADELLE F. MCDERMOTT
30 Harrington Street, Teaticket, MA 02536

Phone: 508-457-0816
Email: adelle.mcdermott@gmail.com



Phyllis Downey

From: Jim McLoughlin
Sent: Friday, September 24, 2021 1:51 PM
To: Phyllis Downey; Frank Duffy
Cc: Peter McConarty; Jennifer Lincoln; Scott Schluter
Subject: RE: Reminder - Request for Grant of License - 30 Harrington Street

Hi Phyllis,

Generally we are not supportive of fencing in the public right of way. This case may be worthy of an exception/ We have reviewed the site and note Harrington Street is currently a dead end and many of the houses on the street have fences encroaching into the right of way. The encroachment does not completely fence off the town right of way and is limited to two corner sections as shown on the photos included with the request.

If the Board were to grant a license, we would recommend language that the encroachment not be expanded beyond what is shown on the plan.

We recognize that licenses can be revoked without cause, however we would recommend including language that the encroachment is to be removed immediately if Public Works requires the area for any improvements.

The plan submitted may be used as an exhibit to be referenced in a license.

Please let us know if additional information is needed.

Thanks,
Jim

From: Phyllis Downey <phyllis.downey@falmouthma.gov>
Sent: Friday, September 24, 2021 10:00 AM
To: Jim McLoughlin <james.mcloughlin@falmouthma.gov>; Frank Duffy <frank.duffy@falmouthma.gov>
Cc: Peter McConarty <peter.mcconarty@falmouthma.gov>; Jennifer Lincoln <jennifer.lincoln@falmouthma.gov>
Subject: Reminder - Request for Grant of License - 30 Harrington Street

Good morning Jim and Frank,

Just a quick reminder of this application for grant of license for 30 Harrington Street. Please let me know if I can provide further assistance.

Thank you very much,
Phyllis

Phyllis Downey
Town Administration
508-495-7325

Be advised that most emails to, and from, municipal offices and officials are public record. Confidentiality should not be expected.

From: Phyllis Downey
Sent: Tuesday, September 14, 2021 10:29 AM
To: Jim McLoughlin (james.mcloughlin@falmouthma.gov) <james.mcloughlin@falmouthma.gov>
Cc: Frank Duffy (frank.duffy@falmouthma.gov) <frank.duffy@falmouthma.gov>; Julian Suso (julian.suso@falmouthma.gov) <julian.suso@falmouthma.gov>; Peter McConarty (peter.mcconarty@falmouthma.gov) <peter.mcconarty@falmouthma.gov>
Subject: Request for Grant of License - 30 Harrington Street

Good morning Jim,

Attached please find a request for Grant of License for 30 Harrington Street by Adele McDermott. Please let me know if further information is needed for your recommendation to the Select Board.

Thank you,
Phyllis

Phyllis Downey
Administrative Assistant
Town Administration
508-495-7325

Be advised that most emails to, and from, municipal offices and officials are public record. Confidentiality should not be expected.

SUMMARY OF ACTIONS

2. Administrative Orders

- b. Naming request to consider naming the new senior center, the John V. Magnani Senior Center, and that the old senior center building named after John DeMello retain his name

**Town of Falmouth
Board of Selectmen
NAMING POLICY FOR PUBLIC FACILITIES AND PLACES
Adopted, December 6, 2010**

Policy:

This policy is adopted pursuant to the naming of public facilities and places in honor and/or in memory of those who served the greater Falmouth community.

Guidelines:

It is the policy of the Town of Falmouth, that the naming of public facilities and places is a significant event and should be done rarely, and only in accordance with the following guidelines:

Public facilities or places shall be considered for naming or renaming by written request, accompanied by background information and rationale, to the Board of Selectmen;

The Board shall consider naming based upon:

- Persons who were residents or town employees of excellent character and reputation who made significant contributions to the town. Attributes include:
 - Unusually effective and dedicated service to or on behalf of the town;
 - Efforts to sustain the high quality of life and service within the community;
 - Demonstrated understanding and activities within the essential functions of town government;
 - Service in the defense of freedom or other examples of effective citizenship;
- A geographic or functional name related to the facility or area;
- Names provided as part of trust arrangements, donations, bequests or other related activities;
- Tradition;
- Some combination of the above mentioned attributes.

Procedure:

In order to avoid personal or collective prejudice, favoritism, political pressure and/or temporary popularity, the Board shall take no action on an application to name a public facility or place for a period of at least one (1) year following submission of said application;

After the waiting period has elapsed, a subcommittee of two (2) selectmen shall seek the input and advice of whichever department, board, committee, or commission oversees the public facility or place to be named or renamed, and hold a public hearing to seek input from the community;

The recommendation of the subcommittee shall be considered and voted by the full Board of Selectmen in an open regular meeting. Naming the public facility or place shall require a vote of four (4) members of the Board of Selectmen;

Changing the name of a public facility or place already named shall require a vote of four (4) members of the Board of Selectmen AND a two-thirds vote of Town Meeting.

Eligibility:

All public facilities and places under the jurisdiction of the Board of Selectmen and/or any of its direct and indirect appointees are eligible to be named. These facilities and places include, but are not limited to: town buildings or parts thereof, undeveloped parcels of land, recreation areas, intersections, streets and roads, and other landmarks.

Exceptions:

Exceptions to this policy shall be made for:

- The Memorial Bench Policy;
- Where state or national laws, or regulations pertaining thereto, require that a facility or place be named in any manner inconsistent with this policy. For example, the Massachusetts LAND grant program requires that property acquired with these funds be named before they will reimburse the town for said purchase;
- Where naming is utilized as part of a capital campaign to raise funds. For example, the capital campaign which supported the 2007 renovation of the main branch of the Falmouth Public Library.

Diane Davidson

From: Julian Suso
Sent: Friday, October 1, 2021 11:52 AM
To: Diane Davidson
Subject: FW: Falmouth Senior Center naming

Diane,
FYI.
Julian

From: Doug Brown <doug.brown@falmouthma.gov>
Sent: Friday, October 1, 2021 11:39 AM
To: Vieira, David - Rep. (HOU) <David.Vieira@mahouse.gov>
Cc: Julian Suso <julian.suso@falmouthma.gov>; Peter Johnson-Staub <peter.johnson-staub@falmouthma.gov>; Nancy Taylor <nancy.taylor@falmouthma.gov>
Subject: Re: Falmouth Senior Center naming

Hello Representative Vieira
Thanks for your email. I believe we can accommodate your request at our meeting of October 25. We will look forward to seeing you then if your schedule should allow.

Thank You, Doug

Doug Brown
Select Board Chair
59 Town Hall Sq
Falmouth Ma 02540

On Sep 30, 2021, at 6:52 PM, Vieira, David - Rep. (HOU) <David.Vieira@mahouse.gov> wrote:

Chairman Brown, I am emailing to request that the Falmouth Select Board consider naming the new senior center, the John V. Magnani Senior Center, and that the old senior center building named after John Demello retain his name.

Thank you for your consideration. I look forward to working with the board in September 2022, after the required one year wait period, to make this a reality.

David T. Vieira
State Representative
Third Barnstable District

SUMMARY OF ACTIONS

2. Administrative Orders

- c. Vote to accept the 2020 Re-Precincting Plan for the Town of Falmouth as presented by the Town Clerk



Town of Falmouth

MICHAEL PALMER
TOWN CLERK

59 Town Hall Square, Falmouth, Massachusetts 02540
(508) 495-7353 Fax (508) 457-2511

October 25, 2021

Local Election Districts Review Commission
Office of the Secretary of the Commonwealth
c/o Elections Division
One Ashburton Place, Room 1705
Boston, MA 02108

RE: ***TOWN OF FALMOUTH - 2020 RE-PRECINCTING***

We, the undersigned, hereby certify that at a meeting held on October 25, 2021, the Select Board voted to accept as presented by the Town Clerk the 2020 Re-Precincting Plan for the Town of Falmouth

Douglas C. Brown, Chair

Nancy R. Taylor, Vice Chair

Samuel H. Patterson

A true copy. ATTEST:

Michael Palmer, Town Clerk

Megan English Braga

Onjalé Scott Price

FALMOUTH SELECT BOARD

Diane Davidson

From: Julian Suso
Sent: Monday, October 4, 2021 8:25 AM
To: Diane Davidson
Cc: Michael Palmer
Subject: FW: Final Reprecincting Numbers

Diane,
For October 25 SB agenda – Michael Palmer can guide us on the needed language/SB motion. Thanks.
Julian

From: Doug Brown <doug.brown@falmouthma.gov>
Sent: Monday, October 4, 2021 8:01 AM
To: Julian Suso <julian.suso@falmouthma.gov>
Cc: Michael Palmer <michael.palmer@falmouthma.gov>
Subject: Re: Final Reprecincting Numbers

We can add this to the meeting of October 25th.

Thank You
Doug Brown
Falmouth Select Board
508 560 4149

On Oct 1, 2021, at 9:30 AM, Julian Suso <julian.suso@falmouthma.gov> wrote:

Thank you Michael.
Julian

From: Michael Palmer <michael.palmer@falmouthma.gov>
Sent: Friday, October 1, 2021 9:04 AM
To: Julian Suso <julian.suso@falmouthma.gov>; Doug Brown <doug.brown@falmouthma.gov>
Subject: Final Reprecincting Numbers

Good Morning,

I have received the final US Census numbers from the Secretary of the Commonwealth. The final population count actually increase by 986 rather than decreased as was indicated in the estimated count we received earlier in the summer. That means that none of our precinct lines will need to change.

The 2020 Re-Precincting Plan must be adopted by a vote of the Select Board at a public meeting and be submitted no later than October 30th.

Please place on the next available Select Board Agenda.

Regards,

Michael

Michael Palmer, CMC/CMMC
Falmouth Town Clerk
508-495-7353
<image001.jpg>

SUMMARY OF ACTIONS

2. Administrative Orders

- d. Retroactive authorization to apply for a State Community Compact IT Grant to assist in funding the proposed Fire Station Alerting System

Julian Suso

From: Julian Suso
Sent: Friday, October 15, 2021 1:31 PM
To: Doug Brown
Cc: Nancy Taylor; Peter Johnson Staub (peter.johnson-staub@falmouthma.gov); Jennifer Mullen
Subject: RE: Community Compact IT Grant Program Now Open for Massachusetts Municipalities

Doug,
UPDATE. With the assistance of Jennifer Mullen, working with Fire, Communications and IT – we have filed a Community Compact Information Technology Grant application (within the State’s narrow timeframe for response) requesting consideration for up to \$200,000 to assist in funding of the Town’s proposed Fire Station (Digital) Alerting System. This system is included in the Town’s existing Capital Plan (with a total estimated cost of \$425,000). As per standard protocol, at the Board’s upcoming October 25 meeting, I will be asking the Select Board to retroactively authorize this application.
Julian

From: Doug Brown <doug.brown@falmouthma.gov>
Sent: Tuesday, October 5, 2021 4:29 PM
To: Julian Suso <julian.suso@falmouthma.gov>
Cc: Peter Johnson-Staub <peter.johnson-staub@falmouthma.gov>
Subject: Re: Community Compact IT Grant Program Now Open for Massachusetts Municipalities

Ok thanks

Thank You, Doug

Doug Brown
Select Board Chair
59 Town Hall Sq
Falmouth Ma 02540

On Oct 5, 2021, at 4:24 PM, Julian Suso <julian.suso@falmouthma.gov> wrote:

Doug,
We are now reviewing the capital plan for potential application. As to the software, we are already under contract and funded for PermitEyes and in the implementation phase.
Julian

From: Doug Brown <doug.brown@falmouthma.gov>
Sent: Tuesday, October 5, 2021 3:15 PM
To: Julian Suso <julian.suso@falmouthma.gov>; Peter Johnson-Staub <peter.johnson-staub@falmouthma.gov>
Subject: Fwd: Community Compact IT Grant Program Now Open for Massachusetts Municipalities

Hi Julian

Did you get any indication from Greg Barnwarth that he would pursue this grant opportunity for implementation of our new e permit software?

Thank You

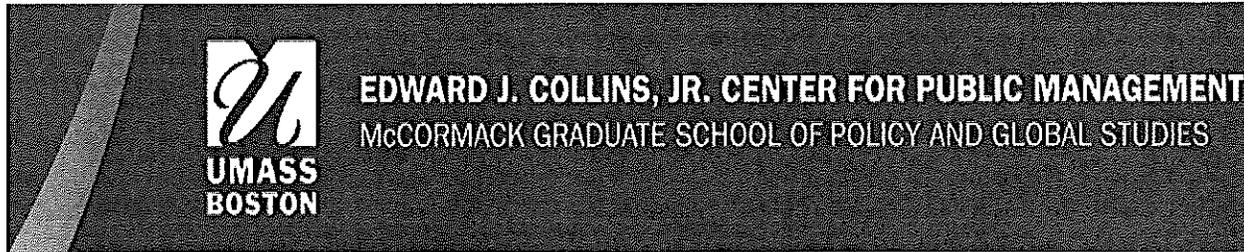
Doug Brown

Falmouth Select Board

Begin forwarded message:

From: The Collins Center <collins.center@umb.edu>
Date: October 5, 2021 at 2:02:06 PM EDT
To: selectmen@falmouthma.gov
Subject: Community Compact IT Grant Program Now Open for Massachusetts Municipalities
Reply-To: collins.center@umb.edu

[View as Webpage](#)



Community Compact IT Grant Program Now Open for Massachusetts Municipalities

This competitive **grant program** provides awards of up to \$200,000 to support “the implementation of innovative and transformative IT projects by funding one-time capital needs such as technology infrastructure, upgrades and/or purchases of equipment or software.” Funds can also be used for “incidental or one-time costs related to the capital purchase such as planning, design, installation, implementation and initial training...”



Examples of past grant awards include implementing:

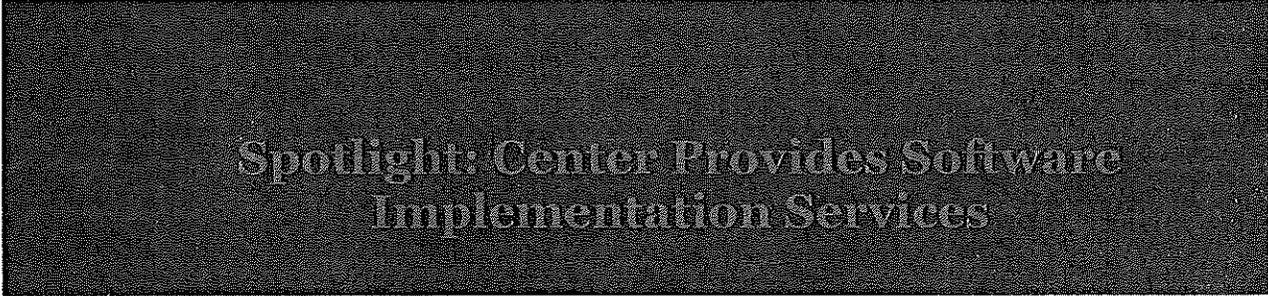
- e-permitting system

- disaster recovery / cybersecurity plan
- records management system
- 311 system

October 15th is the deadline to apply. Multi-municipality applications are encouraged.

If you have questions or want to discuss ideas for potential projects, the Collins Center is available to help. Please contact Sarah Concannon, Director of Municipal Services, at sarah.concannon@umb.edu.

For more information and to apply:
<https://www.mass.gov/community-compact-it-grant-program>



Spotlight: Center Provides Software
Implementation Services

SUMMARY OF ACTIONS

2. Administrative Orders

- e. Vote to approve a Water Main Extension Agreement and a Wastewater Main Extension Agreement for the Kendall Lane Ch. 40B project off Worcester Court

**TOWN OF FALMOUTH
OFFICE OF TOWN COUNSEL
MEMORANDUM**

TO: JULIAN SUSO, TOWN MANAGER
FROM: FRANK DUFFY, TOWN COUNSEL
SUBJECT: KENDALL LANE WATER MAIN AND WASTEWATER MAIN EXT. AGREEMENTS
DATE: 10/14/2021
CC: CATHAL O'BRIEN, WATER SUPT.
AMY LOWELL, WASTEWATER SUPT.

Enclosed please find a Water Main Extension Agreement (x2) and a Wastewater Main Extension Agreement (x2) for the Kendall Lane Ch. 40B project off Worcester Court. Please sign all four documents and present to the Select Board for approval and execution at their next meeting then return to this office once complete. Thank you.

WATER MAIN EXTENSION AGREEMENT AND EASEMENT
TO SERVE KENDALL LANE, FALMOUTH
BARNSTABLE COUNTY, MASSACHUSETTS

Introduction

This is an agreement by and between Helmis Circle, LLC, a Massachusetts limited liability company with a principal office at 100 Riverpark Drive, North Reading, MA 01864 (the Grantor) and the Town of Falmouth (herein the Town of Falmouth or the Grantee) acting by and through the Water Division of its Department of Public Works (hereinafter referred to as the DPW) a municipal organization, of 416 Gifford Street, Falmouth, Massachusetts, regarding a private way known as Kendall Lane in Falmouth, Barnstable County, Massachusetts. The background of this agreement is as follows:

WHEREAS, on February 23, 2021, the Town of Falmouth Zoning Board of Appeals acted upon an application by Helmis Circle, LLC and approved a Comprehensive Permit under G.L. ch. 40B laying out a private way known as Kendall Lane (herein sometimes referred to as Kendall Lane or the Way) and 28 lots thereon (the Development), which is shown on a plan recorded in the Barnstable County Registry of Deeds in Plan Book 691, Page 70; and

WHEREAS, the Comprehensive Permit is recorded in the Barnstable Registry of Deeds in Book 34164, Page 90 and is filed and registered in the Land Court at said registry as Document 1,430,101 with Certificate of Title 225709 and all plans have been recorded simultaneously with the Comprehensive Permit; and

WHEREAS, the Zoning Board of Appeals has required as a condition of said approval that all dwelling units constructed on Kendall Lane shall be connected to public water; and

WHEREAS, the Grantor has filed with the Water Division of the DPW detailed plans and specifications (collectively, the Plans) of a water supply system to be installed in Kendall Lane to serve the dwelling units thereon, said Plans titled "Site Development Plans Little Pond Village at Falmouth Heights, prepared by DiPrete Engineering, Revision #2, dated 6/8/21" as approved by the Wastewater Division of the DPW dated 6/14/21, the terms and conditions of which approval are incorporated herein; and

WHEREAS, the Town of Falmouth has authorized the extension of its water main from the existing water mains at both Worcester Court and Alma Road as shown on said Plans and to be installed by the Grantor in conformity with the Plans as approved by the Water Division of the DPW.

Agreement

NOW THEREFORE the Grantor and the Town of Falmouth covenant and agree as follows:

1. The Grantor is hereby granted the right to, and will, without any cost or expense to said Town of Falmouth, lay, construct, make, furnish, supply and install an extension of the existing water main of the Town of Falmouth, in conformity with the Plans approved by the Water Division of the DPW as reasonably determined by the DPW, from the existing water main in both Worcester Court and Alma Road, in, through, under, across and along Helms Circle shown on the aforesaid Plans.
2. It is agreed that during such construction and laying of the water main as contemplated herein and hereby, the Water Division of the DPW, and its duly appointed agents or representatives, shall have the right to inspect and to determine whether or not the rules and regulations and specifications of said Town of Falmouth are hereby complied with.
3. It is further agreed and understood that there will be no change in the grade of said private ways (other than as shown on the Plans) in which said water main is laid without the prior written approval of the Water Division of the DPW, which approval shall not be unreasonably withheld, conditioned or delayed, and that in the event that there is any change made to the grade of any such ways after the water main has been laid and installed therein as herein contemplated and provided, that the undersigned, and/or their successors in the record title thereto, will pay the entire costs of relocating any water mains or pipes that may become necessary by virtue of any such change in the grade of any such ways.
4. Grantor agrees that it will not authorize or permit to be laid any underground telephone or electric wires or cables in said Way within five (5) feet of any water main laid in said Way and that in the event of any violation of this covenant, that such offending installation will be moved without any cost or expense to the Town of Falmouth. However, the above provision of this agreement will apply only to parallel lines and not to lines crossing said water main and/or lines leading into homes in the development.
5. It is further agreed that upon the completion of the aforementioned water main extension in conformity with the Plans as herein provided, as reasonably determined by the Water Division of the DPW and as conclusively evidenced by water being furnished through said water main extension to the Development that the title to all such water mains, pipes, hydrants and appurtenances and equipment shall become vested in and become, and remain, a part of the Town of Falmouth water supply system, shall be subject to all of the rules and regulations of the Water Division of the DPW and the Town of Falmouth shall, at its cost, thereafter be responsible for the maintenance, repair and replacement of such water mains, pipes, hydrants, appurtenances and equipment; and that the said Town of Falmouth may

connect other water pipes or water mains or other connections thereto (collectively, "Connections"), whether on land of the undersigned or otherwise, without obtaining the consent or approval of any person or persons, or corporation who may at that time own said premises or any portion thereof (provided such Connections do not interfere with or overly burden the extension installed by Grantor or adversely affect any of the improvements in the Development or the use and enjoyment thereof) and without the cost of this water main extension being considered in determining any water guarantee or other charges or conditions that may then be required by the Town of Falmouth.

6. Should any failure of the water extension work performed by Grantor occur within a period of one year after acceptance thereof by the Water Division of the DPW, which can be attributed to faulty materials, poor workmanship or defective equipment, the said Grantor shall promptly make the needed repairs at its expense.
7. The Town of Falmouth is hereby authorized to make such repairs if the Grantor fails to make or undertake with due diligence the aforesaid repairs within ten days after it is given written notice of such failure or such additional period of time as is reasonably necessary given the nature of the matter; provided, however, that in case of emergency where, in the opinion of the Water Superintendent, delay would cause serious loss or damages, a hazard or inconvenience to the public, the repairs may be made or lights, signs, and barricades erected without prior notice to said Grantor and the said Grantor shall pay the entire costs thereof, including reasonable legal expenses and costs.
8. In consideration of the covenants herein recited, the said Grantor hereby grants unto the Town of Falmouth, a municipal corporation, of the County of Barnstable, Commonwealth of Massachusetts, and its successors in title, the exclusive, permanent right, privilege and easement to lay, maintain, operate, construct, reconstruct, remove, re-lay, inspect, patrol, repair and service the water mains, drains, pipes, hydrants, shut-offs, and other usual equipment and appurtenances thereto, in, through, under, across and upon and within the sideline of the road in which the water main extension herein provided for is laid.
9. This agreement shall be binding upon and shall inure to the benefit of the Grantor, the Town of Falmouth and their respective successors and assigns. Helms Circle, LLC shall not be liable for any obligations hereunder accruing after the date of transfer of title to the land on which the Development is located.

For title reference see Certificate No. 225709.

IN WITNESS WHEREOF, the Brian Kelleher, Manager of Helmis Circle, LLC, has signed, acknowledged and delivered this instrument, Julian M. Suso, Town Manager and Cathal O'Brien, Superintendent of the Water Division of the Department of Public Works, duly authorized, has signed and delivered this instrument this _____ day of _____, 2021.

Julian M. Suso, Town Manager
Town of Falmouth

Helmis Circle, LLC

Cathal O'Brien, Water Superintendent
Town of Falmouth

Brian Kelleher, Manager

Prepared by:

Frank K. Duffy, Town Counsel
157 Locust Street
Falmouth, Massachusetts 02540
Telephone No. (508) 548-8800

Date: 10-8-21

Commonwealth of Massachusetts
County of ~~Barnstable~~ Norfolk

On 8 Oct. 2021, before me, the undersigned notary public personally appeared

Brian Kelleher, Manager of Helmis Circle, LLC
name(s) of signer(s)

personally known to me

proved to me on the basis of satisfactory evidence of identification which was

MA drivers license
to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me this instrument is (his)(her) free act and deed.

WITNESS my hand and official seal.

Signature of Notary Public



Water Main Extension Agreement and Easement

Helmis, LLC

To

Town of Falmouth

October _____, 2021

We the undersigned Select Board of the Town of Falmouth hereby accept this Easement on behalf of the Town of Falmouth under authority of ch. 65, § 3 of the Code of Falmouth.

Town of Falmouth
By its Select Board

Doug C. Brown, Chair

Nancy R. Taylor, Vice Chair

Samuel H. Patterson

Megan English Braga

Onjalé B. Scott Price

Date: _____

691-70

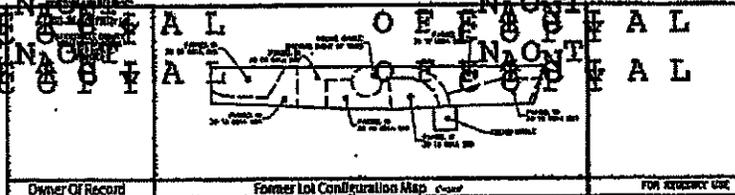
General Notes

1. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.
2. THIS PLAN IS FOR THE PURPOSES OF THE CITY OF CHICAGO AND IS NOT TO BE CONSIDERED AS A PROPERTY MAP.
3. A RECORDING FEE IS AN ADDITIONAL CHARGE AND IS NOT TO BE CONSIDERED AS A PROPERTY MAP.

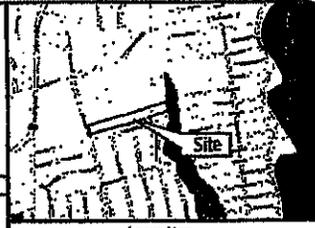
Development Data:

AREA OF AREA: 1.5 ACRES
 TOTAL NUMBER OF BUILDING UNITS: 100
 TYPE OF BUILDING: 4-UNIT APARTMENT
 HEIGHT OF BUILDING: 4 STORIES
 TYPE OF FOUNDATION: CONCRETE
 TYPE OF ROOF: FLAT
 TYPE OF WALL: CONCRETE
 TYPE OF FLOOR: CONCRETE
 TYPE OF CEILING: CONCRETE
 TYPE OF EXTERIOR FINISH: BRICK
 TYPE OF INTERIOR FINISH: CARPET

APPROVED BY THE CITY OF CHICAGO
 APPLICANT: [Signature]
 DATE: [Date]



Former Lot Configuration Map



Locus Map

Legend

- 1. 1/4" = 1' SCALE
- 2. 1/8" = 1' SCALE
- 3. 1/16" = 1' SCALE
- 4. 1/32" = 1' SCALE
- 5. 1/64" = 1' SCALE
- 6. 1/128" = 1' SCALE
- 7. 1/256" = 1' SCALE
- 8. 1/512" = 1' SCALE
- 9. 1/1024" = 1' SCALE
- 10. 1/2048" = 1' SCALE
- 11. 1/4096" = 1' SCALE
- 12. 1/8192" = 1' SCALE
- 13. 1/16384" = 1' SCALE
- 14. 1/32768" = 1' SCALE
- 15. 1/65536" = 1' SCALE
- 16. 1/131072" = 1' SCALE
- 17. 1/262144" = 1' SCALE
- 18. 1/524288" = 1' SCALE
- 19. 1/1048576" = 1' SCALE
- 20. 1/2097152" = 1' SCALE
- 21. 1/4194304" = 1' SCALE
- 22. 1/8388608" = 1' SCALE
- 23. 1/16777216" = 1' SCALE
- 24. 1/33554432" = 1' SCALE
- 25. 1/67108864" = 1' SCALE
- 26. 1/134217728" = 1' SCALE
- 27. 1/268435456" = 1' SCALE
- 28. 1/536870912" = 1' SCALE
- 29. 1/1073741824" = 1' SCALE
- 30. 1/2147483648" = 1' SCALE
- 31. 1/4294967296" = 1' SCALE
- 32. 1/8589934592" = 1' SCALE
- 33. 1/17179869184" = 1' SCALE
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- 67. 1/29514790560884955456" = 1' SCALE
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WASTEWATER MAIN EXTENSION AGREEMENT AND EASEMENT
TO SERVE KENDALL LANE, FALMOUTH
BARNSTABLE COUNTY, MASSACHUSETTS

Introduction

This is an agreement by and between Helmis Circle, LLC, a Massachusetts limited liability company, with a principal office at 100 Riverpark Drive, North Reading, MA 01864 (the Grantor) and the Town of Falmouth (herein, the Town of Falmouth or Grantee) acting by and through the Wastewater Division of its Department of Public Works (hereinafter referred to as the DPW) a municipal organization, of 416 Gifford Street, Falmouth, Massachusetts 02540, regarding the private way known as Kendall Lane, Falmouth, Barnstable County, Massachusetts. The background of this agreement is as follows:

WHEREAS, on February 23, 2021 the Falmouth Zoning Board of Appeals acted upon an application submitted by Helmis Circle, LLC and granted a Comprehensive Permit under G.L. ch. 40B and 760 CMR 56.00 for 28 lots with a single family house on each lot to be known as Little Pond Village at Falmouth Heights (the Development) and in connection therewith approved the layout of a private way known as Kendall Lane (herein sometimes referred to as Kendall Lane or the Way); and

WHEREAS, the Comprehensive Permit is recorded in the Barnstable Registry of Deeds in Book 34164, Page 90 and is filed and registered in the Land Court at said registry as Document 1,430,101 with Certificate of Title 225709 and all plans have been recorded simultaneously with the Comprehensive Permit; and

WHEREAS, the Zoning Board of Appeals has required as a condition in said Comprehensive Permit that all dwelling units constructed on Kendall Lane shall be connected to the public sewer; and

WHEREAS, the Grantor has filed with the Wastewater Division of the DPW detailed plans and specifications (collectively the Plans) of a wastewater collection system to be installed in Kendall Lane to serve the dwelling units thereon, said plans titled "Site Development Plans Little Pond Village at Falmouth Heights, prepared by DiPrete Engineering, Revision #2, dated 6/8/21" as approved by the Wastewater Division of the DPW on 6/14/21, the terms and conditions of which approval are incorporated herein; and

WHEREAS, the Town of Falmouth has authorized the extension of its wastewater collection system from the existing sewer main on Worcester Court as shown on said plans and to be installed by the Grantor in conformity with the Plans as approved by the Wastewater Division of the DPW.

Agreement

NOW THEREFORE the Grantor and the Town of Falmouth covenant and agree as follows:

1. The Grantor is hereby granted the right to, and will, without any cost or expense to said Town of Falmouth, lay, construct, make, furnish, supply and install an extension of the existing sewer main of the Town of Falmouth, in conformity with the Plans approved by the Wastewater Division of as reasonably determined by the DPW, from the existing sewer main on Worcester Court, in, through, under, across and along the Kendall Lane right of way, as shown on the aforesaid Plans.
2. It is agreed that during such construction and laying of the sewer main and appurtenances as contemplated herein and hereby, the Wastewater Division of the DPW, and its duly appointed agents or representatives, shall have the right to inspect and to determine whether or not the rules and regulations and specifications of said Town of Falmouth are hereby complied with.
3. It is further agreed and understood that in the event of damage to the existing sewer main and appurtenances in Worcester Court due to the installation of the extension by Grantor, the Grantor will repair such damage to the reasonable satisfaction of the Town of Falmouth.
4. Grantor agrees that it will not authorize or permit to be laid any underground gas mains, telephone or electric wires or cables in said Way within five (5) feet of any sewer main laid in said Way and that in the event of any violation of this covenant, that such offending installation will be moved without any cost or expense to the Town of Falmouth. However, the above provision of this agreement will apply only to parallel lines and not to lines crossing said sewer main and/or lines leading from homes in the development.
5. It is further agreed that upon the completion of the aforementioned sewer main extension in conformity with the Plans as herein provided, as reasonably determined by the Wastewater Division of the DPW (including providing satisfactory test reports for all testing required in the plans/specifications and providing satisfactory sewer as-built drawings and tie cards) that the title to all such sewer mains and appurtenances shall vest in the Town of Falmouth and shall be subject to all of the rules and regulations of the Wastewater Division of the DPW, and, thereafter, the Town of Falmouth, at its cost, shall be responsible for the maintenance, repair and replacement of such sewer mains and appurtenances.
6. If, after testing and acceptance, sewer main or appurtenances are damaged during installation of other utilities in the Way, or during construction of houses and utility services on Kendall Lane, Grantor will repair the damage and retest the sewer to the reasonable satisfaction of Town. Should any failure of the sewer extension

occur within a period of one year after acceptance thereof by the Wastewater Division of the DPW, which can be attributed to faulty materials, poor workmanship or failure to install per approved Plans, the said Grantor shall promptly make the needed repairs at its expense.

7. The Town of Falmouth is hereby authorized to make such repairs if the Grantor fails to make or undertake with due diligence the aforesaid repairs within ten days after it is given written notice of such failure or such additional period of time as is reasonably necessary given the nature of the matter; provided, however, that in case of emergency where, in the opinion of the Wastewater Superintendent, delay would cause serious loss or damages, a hazard or inconvenience to the public, the repairs may be made or lights, signs, and barricades erected without prior notice to said Grantor and the said Grantor shall pay the entire costs thereof, including reasonable legal expenses and costs.
8. In consideration of the covenants herein recited, the said Grantor hereby grants unto the Town of Falmouth, a municipal corporation, of the County of Barnstable, Commonwealth of Massachusetts, and its successors in title, the exclusive, permanent right, privilege and easement to lay, maintain, operate, construct, reconstruct, remove, re-lay, inspect, patrol, repair and service the wastewater mains, laterals, pipes, shut-offs, and other usual equipment and appurtenances thereto, in, through, under, across and upon said premises within the Way in which the sewer main extension herein provided for is laid.
9. This agreement shall be binding upon and shall inure to the benefit of the Grantor, the Town of Falmouth and their respective successors and assigns. Helms Circle, LLC shall not be liable for any obligations hereunder accruing after the date of transfer of title to the land on which the Development is located.

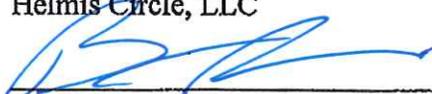
For title reference see deed recorded at the Barnstable County Registry of Deeds Book _____, Page _____ and Certificate of Title 225709.

IN WITNESS WHEREOF, Helmis Circle, LLC has signed, acknowledged and delivered this instrument and Amy Lowell, Superintendent of the Wastewater Division of the Department of Public Works, duly authorized, has signed and delivered this instrument this _____ day of _____, 2021.

Town of Falmouth

Helmis Circle, LLC

By: Amy Lowell, Wastewater Superintendent
Town of Falmouth


By: Brian Kelleher, Manager

By: Julian M. Suso, Town Manager

Prepared by:


Frank K. Duffy, Town Counsel
157 Locust Street
Falmouth, Massachusetts 02540
Telephone No. (508) 548-8800

Date: 10-8-21

Commonwealth of Massachusetts
County of ~~Barnstable~~ Norfolk

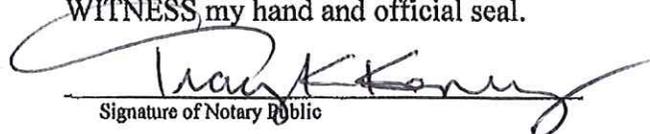
On 8 Oct. 2021, 2021 before me, the undersigned notary public personally appeared Brian Kelleher, Manager of Helmis Circle, LLC
name(s) of signer(s)

personally known to me

proved to me on the basis of satisfactory evidence of identification which was

MA drivers license
to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me this instrument is (his)(her) free act and deed.

WITNESS my hand and official seal.


Signature of Notary Public



TRACY K. KENNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 21, 2028

**Acceptance of Wastewater Main Agreement
To Serve Kendall Lane, Falmouth, MA,
Barnstable County, Massachusetts**

Helmis Circle, LLC

To

Town of Falmouth

We, the undersigned Board of Select Board of the Town of Falmouth hereby accept this Agreement/Easement by vote of the Board this _____ day of _____, 2021 as authorized by c. 65, s. 3 of the Code of Falmouth.

Town of Falmouth
By its Select Board

Doug C. Brown, Chair

Nancy R. Taylor, Vice Chair

Samuel H. Patterson

Megan English Braga

Onjalé B. Scott Price

SUMMARY OF ACTIONS

3. Special Events – Recurring - Recommended

- a. Jingle Jog 5K – Falmouth Chamber of Commerce – Start/Finish
Main Street – Saturday, 12/4/21; 2:00 p.m. to 4:00 p.m.

Town Manager's Working Group Review Form

Meeting/Review Date: September, 2021
 Event Name: Jingle Jog 5K
 Applicant: Falmouth Chamber of Commerce
 Location: Start/Finish on Main Street
 Date of Event: Saturday, December 4, 2021 Time: 2:00 PM - 4:00 PM
 Rain Date: None.
 Set-up Date: 12/4/21 Time: 1:00 PM Breakdown Date: 12/4/21 Time: 4:00 PM
 Number of Attendees: 300
 Recurrence/# Years at Site: Recurring event.
 One-Day Liquor License? Y/N No Food/Beverages? Y/N No
 Signs: Y/N Yes How Many: _____ Where: _____
 Tents: Y/N _____ How Many: _____ Size: _____ Where: _____
 Parking Plan: Municipal lots and schools.

Reviewers/Sign In :	<u>Print Name</u>	<u>Sign Name</u>	<u>Written Referral</u>	
Department of Public Works:	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Parks Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Highway Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Engineering	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Police Department	<u>Lt. Doyle - No issues. Organizer to work closely with Detail Sergeants.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Fire Department	<u>Boyd DaMello - OK. Will have a Fire/EMS detail in Main St. area for stroll.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Emergency Communications	<u>Chris Campbell - No objections to event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Recreation Director	<u>Joe Olenick - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Building Commissioner	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Health Department	<u>M. Langer - Food permits required for anyone serving food. Apply 30 days prior.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Beach Department	<u>Maggie Clayton - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Marine & Environmental Svcs.	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Zoning Enforcement Officer	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Bicycle & Pedestrian Committee	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Other	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>

Does this Event Meet the Minimum Requirements of the Special Events Policy? – Yes/No
 If No, what are the shortfalls of the application that must be addressed?

Yes. _____

Special Events Approved or Requested on this Date or Weekend:

Event	Location	Date
<u>Falmouth Village Stroll</u>	<u>Main St.</u>	<u>12/4/21 - 4:00 PM-10:00 PM</u>
<u>Christmas Parade</u>	<u>Main St.</u>	<u>12/5/21 - 12:00 noon</u>
_____	_____	_____
_____	_____	_____

Known Private Events on this Date or Weekend:

<u>None.</u>	_____	_____
_____	_____	_____
_____	_____	_____

Additional Requests:

Special Consideration – Events Proposed on Main Streets of Villages

What measures/conditions are recommended for the Board to consider to respond to potential parking and traffic congestion in proposed area:

Conditions, comments, recommendations:

Correspondence Received:

Town Manager recommends application to proceed to Select Board for review and approval.

Julian M. Suso, Town Manager

Fees:

Fee Waiver Request: Yes/No Yes. Approved _____ Not Approved _____

If approved, terms:

Initial/Town Manager



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square · Falmouth, MA 02540

Application for Special Events



CONTACT INFORMATION

Applicant's Name: FALMOUTH CHAMBER of COMMERCE
 Mailing Address: 20 ACADEMY LN, FALMOUTH, MA
 Phone: 508.548.8500 Cell Phone: 508.524.9120
 E-Mail: MKASPARIAN@FALMOUTHCHAMBER.COM

EVENT DETAILS

Name of Event: JINGLE JOG 5K
 Type of Event: ROAD RACE
 Event Day & Date: SAT. DECEMBER 4, 2021
 Rain Date: NONE
 Event Hours: From: 2:00 PM To: 4:00 PM
 Setup Date: 12.4.21 Time: 1:00 Breakdown Date: 12.4.21 Time: 5:00 PM

Location Requested:

1st Choice: MAIN ST. START & FINISH
~~2nd Choice:~~ (SEE ATTACHED)

Number of Attendees: 300 Number of Vehicles: NONE

Parking Plan: MUNICIPAL LOT & SCHOOLS

- Will event include chairs, barriers, tents? (Yes or No) Y (tent permit application, if necessary)
 Will event include signs? (Yes or No) Y (sign permit application, if necessary)
 Will event be a road race? (Yes or No) Y (include route map, see reverse side for road race rules and sign)
 Will event include use of Shining Sea Bike Path? (Yes or No) N (see reverse side for bike path rules and sign)
 Will event include food or beverages? (Yes or No) N (temporary food permit application)
 Will event include alcoholic beverages? (Yes or No) N (one-day liquor license application)
 Will event include entertainment? (Yes or No) N What type? _____

ADDITIONAL INFORMATION: (Use of restroom facilities, electricity, etc.) (Attach a narrative describing the event.)

Applicant's Signature: _____ Date: _____

- References: 1. CHIEF EDWARD DUNNE [REDACTED]
 2. BILL HOUGH 508.548.4700
 3. JAY ZAVALA [REDACTED]

SELECT BOARD



September 15, 2021

Select Board
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

Dear Members of Select Board;

Once again, we are working with the Asics Falmouth Road Race to hold the "Jingle Jog" 5K run to benefit the Holidays-By-The-Sea weekend. This year we are planning to hold the race on Saturday afternoon December 4, 2021 to coincide with the closing of Main Street and the activities of the Main Street Stroll. We would also respectfully request that the application fee for the event be waived as all proceeds are used to underwrite the entire Holidays-By-The-Sea Weekend events which are held for our entire community.

The proposed start of the race will be at the corner of Main Street and Academy Lane with runners lining up between the Falmouth Chamber and Main Street. Runners will proceed down Walker Street and follow the attached route that will circle back and end at the Main Street and Academy Lane intersection. Total distance is approximately 3.1 miles or a 5K.

I have attached a map of the course for your review.

Road closings will not be necessary and we will have race volunteers posted at all intersections to provide visibility and safety to the runners. We also will hire a police detail per the recommendation of the Falmouth Police Department.

The Jingle Jog is a highlight of the "Falmouth Holidays-By-The-Sea weekend that will take place Friday December 3 through Sunday December 5, 2021 this year. Additional events include:

- Nobska Lighthouse Holiday Carol Sing (Friday Evening)
- Seafaring Santa's arrival by boat in Falmouth Harbor (Saturday Morning)
- Falmouth Village Stroll (Saturday Afternoon and Evening)



- Lighting of the Village Green (Saturday Evening)
- 58th Annual Falmouth Christmas Parade (Sunday at Noon)
- And many more events sponsored and created by Chamber members

As always, the Falmouth Chamber of Commerce Holidays-by-the-Sea Committee is meeting on a regular basis to ensure that all our events are safe and accessible to the entire community.

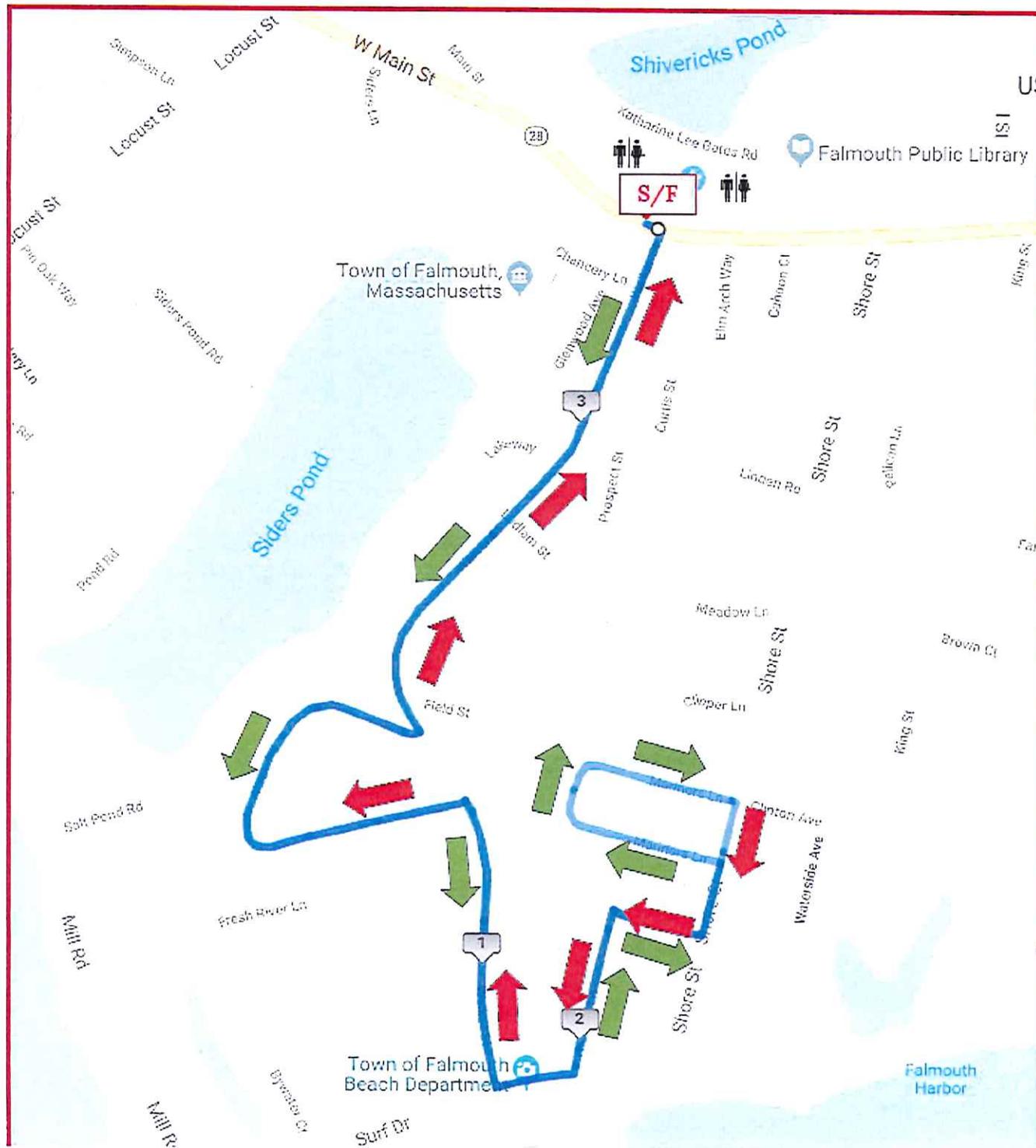
We look forward to your favorable response.

Sincerely,

Michael Kasparian

Michael Kasparian
President
Falmouth Chamber Commerce





SUMMARY OF ACTIONS

3. Special Events – Recurring - Recommended

- b. Falmouth Village Stroll – Falmouth Chamber of Commerce – Closure of Main Street between Post Office and Shore St. Ext. from 4:00 p.m. to 10:00 p.m. – Saturday, 12/4/21

Town Manager's Working Group Review Form

Meeting/Review Date: September, 2021
 Event Name: Falmouth Village Stroll
 Applicant: Falmouth Chamber of Commerce
 Location: Main Street between Post Office and Shore Street Extension. Road Closure.
 Date of Event: Saturday, December 4, 2021 Time: 4:00 PM - 10:00 PM
 Rain Date: None.
 Set-up Date: 12/4/21 Time: 1:00 PM Breakdown Date: 12/4/21 Time: 10:00 PM
 Number of Attendees: 2,000
 Recurrence/# Years at Site: Recurring event.
 One-Day Liquor License? Y/N No Food/Beverages? Y/N Yes
 Signs: Y/N Yes How Many: _____ Where: _____
 Tents: Y/N No How Many: _____ Size: _____ Where: _____
 Parking Plan: Municipal lots and schools.

Reviewers/Sign In :	<u>Print Name</u>	<u>Sign Name</u>	<u>Written Referral</u>	
Department of Public Works:	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Parks Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Highway Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Engineering	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Police Department	<u>Lt. Doyle - No issues. Organizer to work closely with Detail Sergeants.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Fire Department	<u>Boyd DeMello - OK. Will have a Fire/EMS detail in Main St. area for stroll.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Emergency Communications	<u>Chris Campbell - No objections to event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Recreation Director	<u>Joe Olenick - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Building Commissioner	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Health Department	<u>M. Langler - Food permits required for anyone serving food. Apply 30 days prior.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Beach Department	<u>Maggie Clayton - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Marine & Environmental Svcs.	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Zoning Enforcement Officer	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Bicycle & Pedestrian Committee	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Other	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>

Does this Event Meet the Minimum Requirements of the Special Events Policy? – Yes/No
 If No, what are the shortfalls of the application that must be addressed?
 Yes. _____

Special Events Approved or Requested on this Date or Weekend:

Event	Location	Date
<u>Jingle Jog 5K</u>	<u>Main St. start/finish</u>	<u>12/4/21 - 2:00 PM-4:00 PM</u>
<u>Christmas Parade</u>	<u>Main St.</u>	<u>12/5/21 - 12:00 noon</u>
_____	_____	_____
_____	_____	_____

Known Private Events on this Date or Weekend:

<u>None.</u>	_____	_____
_____	_____	_____
_____	_____	_____

Additional Requests:

Street performers.

Special Consideration – Events Proposed on Main Streets of Villages

What measures/conditions are recommended for the Board to consider to respond to potential parking and traffic congestion in proposed area:

Conditions, comments, recommendations:

Correspondence Received:

Town Manager recommends application to proceed to Select Board for review and approval.

Julian M. Suso, Town Manager

Fees:

Fee Waiver Request: Yes/No Yes. _____ Approved _____ Not Approved _____

If approved, terms:

Initial/Town Manager



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square · Falmouth, MA 02540

Application for Special Events



CONTACT INFORMATION

Applicant's Name: FALMOUTH CHAMBER of COMMERCE
 Mailing Address: 20 ACADEMY LN, FALMOUTH, MA
 Phone: 508.548.8500 Cell Phone: 508.524.9120
 E-Mail: MKASPARIAN@FALMOUTHCHAMBER.COM

EVENT DETAILS

Name of Event: FALMOUTH VILLAGE STROLL
 Type of Event: COMMUNITY GATHERING
 Event Day & Date: SAT. DECEMBER 4, 2021
 Rain Date: NONE
 Event Hours: From: 4:00 PM To: 10:00 PM
 Setup Date: 12.4.21 Time: 1:00 Breakdown Date: 12.4.21 Time: 10:00

Location Requested:

1st Choice: MAIN STREET BETWEEN POST
~~2nd Choice:~~ OFFICE & SHORE ST. EXT.
 Number of Attendees: 2,000 Number of Vehicles: NONE
 Parking Plan: MUNICIPAL LOTS & SCHOOLS

Will event include chairs, barriers, tents? (Yes or No) Y (tent permit application, if necessary)
 Will event include signs? (Yes or No) N (sign permit application, if necessary)
 Will event be a road race? (Yes or No) N (include route map, see reverse side for road race rules and sign)
 Will event include use of Shining Sea Bike Path? (Yes or No) N (see reverse side for bike path rules and sign)
 Will event include food or beverages? (Yes or No) Y (temporary food permit application)
 Will event include alcoholic beverages? (Yes or No) N (one-day liquor license application)
 Will event include entertainment? (Yes or No) Y What type? STREET PERFORMERS

ADDITIONAL INFORMATION: (Use of restroom facilities, electricity, etc.) (Attach a narrative describing the event.)

Applicant's Signature: _____ Date: _____

- References:
- CHIEF EDWARD DUNNE [REDACTED]
 - BILL HOUGH 508.548.4700
 - JAY ZAVALA [REDACTED]

SELECT BOARD



September 15, 2021

Select Board
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

Dear Members of Falmouth Select Board:

The Falmouth Chamber of Commerce and the Falmouth Village Association respectfully requests your permission to close Main Street to traffic on the afternoon and early evening of Saturday December 4, 2021 to enhance the experience of participants at the annual Main Street Stroll. This event has grown over the past six years and has become a tradition for families to attend before and after the annual Lighting of the Village Green. The closing of Main Street for the Stroll in past years has been a tremendous success and is again supported by Falmouth Police Chief Edward Dunne.

The safety of participants will once again be greatly increased by closing Main Street between 1:00pm and 10:00pm so that residents and visitors could casually take in the sights and decorations along Main Street before or after the village green lighting. Many Main Street Merchants have special promotions and offer hot and cold non-alcoholic beverages for people while carolers, costumed characters and Santa join in strolling up and down Main Street.

The Main Street Stroll is a highlight of "Falmouth Holidays-by-the-Sea" weekend that will take place Friday December 3 through Sunday December 5, 2021 this year. Additional events include:

- Nobska Lighthouse Holiday Carol Sing (Friday Evening)
- Seafaring Santa's arrival by boat in Falmouth Harbor with the Falmouth High School Chorus providing singing underneath the Town Band Shell (Saturday Morning)
- Jingle Jog and Elf Run (Saturday Afternoon from Falmouth Chamber of Commerce).
- Lighting of the Village Green (Saturday Evening)
- 58th Annual Falmouth Christmas Parade (Sunday at Noon)
- And many more events sponsored and created by Chamber members

The Falmouth Chamber of Commerce and Falmouth Village Association will work closely together with Town, Police, and Fire officials to ensure the Stroll is a safe and successful community event once again this year.

Thank you for your kind consideration.

Sincerely,

Michael Kasparian
President



SUMMARY OF ACTIONS

3. Special Events – Recurring - Recommended

- c. 58th Annual Christmas Parade – Falmouth Chamber of Commerce – Main Street (from Dillingham Ave. to Village Green) – Sunday, 12/5/21; 12:00 noon. (Rain date: Sunday, 12/12/21)

Town Manager's Working Group Review Form

Meeting/Review Date: September, 2021
 Event Name: 58th Annual Christmas Parade
 Applicant: Falmouth Chamber of Commerce
 Location: Main Street from Dillingham Ave. to Village Green. Road Closure.
 Date of Event: Sunday, December 5, 2021 Time: 12:00 Noon - 3:00 PM
 Rain Date: Sunday, December 12, 2021
 Set-up Date: 12/5/21 Time: 7:00 AM Breakdown Date: 12/5/21 Time: 4:00 PM
 Number of Attendees: 5,000
 Recurrence/# Years at Site: Recurring event.
 One-Day Liquor License? Y/N No Food/Beverages? Y/N No
 Signs: Y/N Yes How Many: _____ Where: _____
 Tents: Y/N _____ How Many: _____ Size: _____ Where: _____
 Parking Plan: Municipal lots and schools.

Reviewers/Sign In :	Print Name	Sign Name	Written Referral	
Department of Public Works:	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Parks Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Highway Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Engineering	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Police Department	<u>Lt. Doyle - No issues. Organizer to work closely with Detail Sergeants.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Fire Department	<u>Boyd DeMello - OK. Will have a Fire/EMS detail in Main St. area for stroll.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Emergency Communications	<u>Chris Campbell - No objections to event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Recreation Director	<u>Joe Olenick - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Building Commissioner	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Health Department	<u>M. Langler - Food permits required for anyone serving food. Apply 30 days prior.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Beach Department	<u>Maggie Clayton - All set with event.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Marine & Environmental Svcs.	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Zoning Enforcement Officer	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Bicycle & Pedestrian Committee	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Other	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>

Does this Event Meet the Minimum Requirements of the Special Events Policy? – Yes/No

If No, what are the shortfalls of the application that must be addressed?

Yes.

Special Events Approved or Requested on this Date or Weekend:

Event	Location	Date
<u>Falmouth Village Stroll</u>	<u>Main St.</u>	<u>12/4/21 - 4:00 PM-10:00 PM</u>
<u>Jingle Jog 5K</u>	<u>Main St. start/finish</u>	<u>12/5/21 - 2:00 PM-4:00 PM</u>
_____	_____	_____
_____	_____	_____

Known Private Events on this Date or Weekend:

<u>None.</u>	_____	_____
_____	_____	_____
_____	_____	_____

Additional Requests:

Floats, bands, clowns, animals.

Stage parade from Dillingham Avenue, utilizing multiple business parking lots and the Guv Fuller Field.

Special Consideration – Events Proposed on Main Streets of Villages

What measures/conditions are recommended for the Board to consider to respond to potential parking and traffic congestion in proposed area:

Conditions, comments, recommendations:

Correspondence Received:

Town Manager recommends application to proceed to Select Board for review and approval.

Julian M. Suso, Town Manager

Fees:

Fee Waiver Request: Yes/No Yes. Approved _____ Not Approved _____

If approved, terms:

Initial/Town Manager



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square · Falmouth, MA 02540

Application for Special Events



CONTACT INFORMATION

Applicant's Name: FALMOUTH CHAMBER of COMMERCE
 Mailing Address: 20 ACADEMY LN, FALMOUTH, MA
 Phone: 508.548.8500 Cell Phone: 508.524.9120
 E-Mail: MKASPARIAN@FALMOUTHCHAMBER.COM

EVENT DETAILS

Name of Event: 58TH ANNUAL CHRISTMAS PARADE
 Type of Event: PARADE
 Event Day & Date: SUNDAY DECEMBER 5, 2021
 Rain Date: SUNDAY DECEMBER 12, 2021
 Event Hours: From: 12:00 PM To: 3:00 PM
 Setup Date: 12.5.21 Time: 7:00 Breakdown Date: 12.5.21 Time: 4:00 PM

Location Requested:

1st Choice: PLEASE SEE ATTACHED
 2nd Choice: _____

Number of Attendees: 5,000 Number of Vehicles: 30

Parking Plan: _____

Will event include chairs, barriers, tents? (Yes or No) Y (tent permit application, if necessary)

Will event include signs? (Yes or No) Y (sign permit application, if necessary)

Will event be a road race? (Yes or No) N (include route map, see reverse side for road race rules and sign)

Will event include use of Shining Sea Bike Path? (Yes or No) N (see reverse side for bike path rules and sign)

Will event include food or beverages? (Yes or No) N (temporary food permit application)

Will event include alcoholic beverages? (Yes or No) N (one-day liquor license application)

Will event include entertainment? (Yes or No) Y What type? FLOATS, BANDS, CLOWNS, ANIMALS

ADDITIONAL INFORMATION: (Use of restroom facilities, electricity, etc.) (Attach a narrative describing the event.)

Applicant's Signature: _____ Date: _____

- References:
- CHIEF EDWARD DUNNE [REDACTED]
 - BILL HOUGH 508.548.4700
 - JAY ZAVALA [REDACTED]

SELECT BOARD



September 15, 2021

Select Board
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

Dear Members of Falmouth Select Board:

The Falmouth Chamber of Commerce respectfully requests your permission to hold our 58th Annual Falmouth Christmas Parade on Sunday, December 5, 2021 at 12:00 pm with a rain date on Sunday, December 12, 2021.

We are requesting permission to once again stage the Christmas Parade from Dillingham Avenue utilizing multiple business parking lots and the Guv Fuller Field. This staging area has been very successful and will once again provide a secure and dry location for the children and other walking groups by providing access to the Gus Canty Center. Groups may remain indoors until it is time to line up for the parade on Guv Fuller Field. Parents will be able to drop their children off at the Gus Canty Center from Main Street during the morning and have the ability to park and walk their children inside for added safety.

Floats and other animal acts will stage in parking lots which are located along Dillingham Avenue. We have approval from The Falmouth Senior Center, Island Commuter Corporation, FCTV, Kitchen & Bath Supply, and Citizens Bank which will provide ample room for all floats to be staged.

By using the parking lots along Dillingham Avenue, we will only need to close off one street to through traffic which will affect far fewer motorists than when the Falmouth Mall parking lot was used for staging. Residents and visitors will have access to Rose Morin Lane up until the start of the parade at noon. As always, we will be arranging for a Falmouth Police detail to monitor and control traffic.

Our goal would be to close Dillingham Avenue between 8:00 am and the start of the parade at 12:00 noon. The walking groups will be merged with the floats at the Dillingham Avenue entrance to Guv Fuller Field. The parade will proceed out of Dillingham Avenue onto Davis Straits and continue along the traditional parade route down Main Street to the Village Green.



The parade is a highlight of "Falmouth Holidays-by-the-Sea" weekend of during which dozens of family events are featured including:

- Nobska Lighthouse Holiday Carol Sing (Friday Evening)
- Seafaring Santa's arrival by boat in Falmouth Harbor with the Falmouth High School Chorus providing singing underneath the Town Band Shell (Saturday Morning)
- Jingle Jog and Elf Run (Saturday Afternoon from the Falmouth Chamber).
- Lighting of the Village Green (Saturday Evening)
- 58th Annual Falmouth Christmas Parade (Sunday at Noon)
- And many more events sponsored and created by Chamber members

As always, the Falmouth Chamber of Commerce Holidays-by-the-Sea Committee is meeting on a regular basis to ensure the Parade is a safe and successful community event. This year's committee is Chaired by longtime Falmouth Resident and Committee member Michelle Marion.

Thank you for your kind consideration.

Sincerely,



Michael Kasparian
President
Falmouth Chamber Commerce



SUMMARY OF ACTIONS

3. Special Events – New - Recommended

- a. Women Run Cape Cod 5K – Falmouth Running Club – Start/Finish
Town Hall Square – Sunday, May 8, 2022; 7:00 a.m. – 10:00 a.m.

Town Manager's Working Group Review Form

Meeting/Review Date: September, 2021
 Event Name: Women Run Cape Cod 5K
 Applicant: Falmouth Running Club, Mary Tolland
 Location: Start/Finish Town Hall Square
 Date of Event: Sunday, May 8, 2022 Time: 7:00 AM - 10:00 AM
 Rain Date: None.
 Set-up Date: Sunday, 5/8/22 Time: 7:00 AM Breakdown Date: Sunday, 5/8/22 Time: 10:00 AM
 Number of Attendees: 500
 Recurrence/# Years at Site: First year.
 One-Day Liquor License? Y/N N Food/Beverages? Y/N Y
 Signs: Y/N Y How Many: _____ Where: Along race route, 1 week prior to event. Removed 24 hours after event.
 Tents: Y/N Y How Many: 2 Size: 20x20 & 20x40 Where: Town Hall Square
 Parking Plan: Lawrence School, Municipal lots, on-street parking.

Reviewers/Sign In :	Print Name	Sign Name	Written Referral	
Department of Public Works:	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Parks Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Highway Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Engineering	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Police Department	<u>Lt. Sean Doyle - OK if organizers work closely with the Detail Sergeants.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Fire Department	<u>Boyd DeMello - No issues. No detail required by Fire.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Emergency Communications	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Recreation Director	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Building Commissioner	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Health Department	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Beach Department	<u>Maggie Clayton - All set.</u>	_____	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Marine & Environmental Svcs.	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Zoning Enforcement Officer	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Bicycle & Pedestrian Committee	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>
Other	_____	_____	Y <input type="checkbox"/>	N <input type="checkbox"/>

Does this Event Meet the Minimum Requirements of the Special Events Policy? – Yes/No

If No, what are the shortfalls of the application that must be addressed?

Yes. _____

Special Events Approved or Requested on this Date or Weekend:

Event	Location	Date
None.	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Known Private Events on this Date or Weekend:

None.	_____	_____
_____	_____	_____
_____	_____	_____

Additional Requests:

Music, porta-johns at Town Hall Square.

Special Consideration – Events Proposed on Main Streets of Villages

What measures/conditions are recommended for the Board to consider to respond to potential parking and traffic congestion in proposed area:

Conditions, comments, recommendations:

Correspondence Received:

Town Manager recommends application to proceed to Select Board for review and approval.

Julian M. Suso, Town Manager

Fees:

Fee Waiver Request: Yes/No No. *Approved* _____ *Not Approved* _____

If approved, terms:

Initial/Town Manager



Cape Cod Marathon Weekend

Falmouth, MA



October 30 & 31, 2021

PO Box 699, West Falmouth, MA 02574 • 508-540-6959 • info@capecodmarathon.com

August 30, 2021

Falmouth Select Board
Falmouth Town Manager
Town Hall
Falmouth, MA 02540



Dear Falmouth Town Manager and Select Board Members:

The Falmouth Running Club (FRC) requests permission to hold the First Annual "Women Run Cape Cod 5K". This new event is planned to take place May, 8, 2022. The Start and Finish Line will be the same as the Cape Cod Half Marathon in Town Hall Square. Your approval will allow us to start the organization process for this race. We do understand that the actual conducting of the race will depend on the COVID guidelines that are in place in May, 2022.

The Women Run Cape Cod 5K race is part of a wider Women's Running Initiative that the FRC has started. The purpose of the initiative, which also includes seminars on women's running topics, fun runs and other social activities for women and girls, is to provide access to the sport of running in a safe and organized format that connects female runners in activities solely for them. We understand the importance of retaining girls and women in sports in our seaside community. This initiative would invest in that population while giving younger women the opportunity to see others as positive role models, build competence and confidence, and create a sense of team spirit. Needless to say, the sport of running can be a valuable tool for social change and well-being while growing up, especially during these challenging times.

The mission of the FRC includes promoting and supporting the sport of running. It strives to offer competitive and recreational activities to individuals of all abilities and ages. To that end, all girls 18 years old and younger will receive a free entry into this new race.

The Women Run Cape Cod 5K will be hosted by the FRC and will adhere to a thorough road race organizational format to ensure safety for all of its participants, similar to other races hosted by the Club. A timetable and checklist of tasks will be strictly established and followed over the long-term planning for this event. These tasks will include, but not limited to the establishment of and adherence to: permitting process, race committee, budget, race course certification, contracts and agreements relative to contractors and vendors used for event, volunteer committee, sponsorship and of utmost importance, working with Falmouth Police, Falmouth Fire/Rescue and the Falmouth Health Department to ensure public safety.

Since this is a new event, we are not sure how many runners will register, however, in order to ensure the safety of the participants, the quality of the event, and to mitigate the impact on traffic, we have decided to limit the field to 500 runners.

Permissions Requested should include:

- Placement of portable restrooms in Town Hall Square parking lot outside of the former Falmouth Running Club office at 69 Town Hall Square
- Use of the Start/Finish Line of the Cape Cod Half Marathon in Town Hall Square
- Use of the first 2.5K of the Cape Cod Half Marathon course (See attached diagram). The runners will run out 2.5K and then turnaround and run back 2.5K. **We will not use Main Street for this event.**
- Placement of yellow race signs along the race course one-week prior to the event. In other races that the FRC has conducted, we have found this signage to be very effective in alerting residents about the race and for minimizing traffic on the course during the race. Removal of the signs will be completed within 24 hours after the end of the event.
- Placement of a water station at the 1 Mile location on the course
- Permission to cone off a runners' turn-around point on Clinton Ave before King Street. This turn-around point will be set up at 8:00 am and removed by 8:30 am.
- Permission to use the Town Hall green area for pre-race and post-race activity
- Permission to use the Lawrence School parking lot, similar to how we use it for the Cape Cod Marathon

Attached to this application are the following:

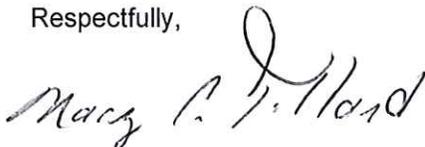
- Course Map of the 5k Race
- Diagram of the Start/Finish area
- Turn by Turn Directions
- Runner Progression Chart

We will collaborate with the Falmouth Police, Falmouth Fire/Rescue and Falmouth Health Department to work on specific traffic control and safety requirements

The Falmouth Track Club will provide the town with a Certificate of Liability Insurance.

Thank you for your consideration. If you have any questions regarding the above, you may reach the Race Director, Mary Tolland at [REDACTED] or Jack Afarian at director@capecodmarathon.com. We will also be available to attend the Special Events Meeting to answer your questions when the Women Run Cape Cod 5K is placed on the agenda.

Respectfully,



Mary Tolland
Race Director, Women Run Cape Cod 5K



Jack Afarian
Race Director, CCM



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square · Falmouth, MA 02540

Application for Special Events



CONTACT INFORMATION

Applicant's Name: Falmouth Running Club
 Mailing Address: PO Box 699, W. Falmouth, MA 02574
 Phone: _____ Cell Phone: _____
 E-Mail: [REDACTED]

EVENT DETAILS

Name of Event: Women Run Cape Cod 5k
 Type of Event: Road Race
 Event Day & Date: Sunday, May 8, 2022
 Rain Date: None
 Event Hours: From: 7:00 am To: 10 am
 Setup Date: 5/8/22 Time: 7:00 am Breakdown Date: 5/8/22 Time: 10:00 am

Location Requested:

1st Choice: Town Hall Square ~ See attached diagrams
 2nd Choice: _____

Number of Attendees: 500 Number of Vehicles: 200

Parking Plan: Lawrence School, Municipal lots, On-Street parking

Will event include chairs, barriers, tents? Yes or No (tent permit application, if necessary)

Will event include signs? Yes or No (sign permit application, if necessary)

Will event be a road race? Yes or No (a. include route map, b. see reverse side for road race rules, and sign)

Will event include use of Shining Sea Bike Path? Yes or No (see reverse side for bike path rules, and sign)

Will event include food or beverages? Yes or No (temporary food permit application)

Will event include alcoholic beverages? Yes or No (one-day liquor license application)

Will event include entertainment? Yes or No What type? Music at Start/Finish

ADDITIONAL INFORMATION: (Use of restroom facilities, electricity, etc.) (Attach a narrative describing the event.)

Applicant's Signature: Marcy P. Pollard Date: 9/4/21

- References:
1. _____
 2. _____
 3. _____

SELECT BOARD

8/9/2020

MapMyRun



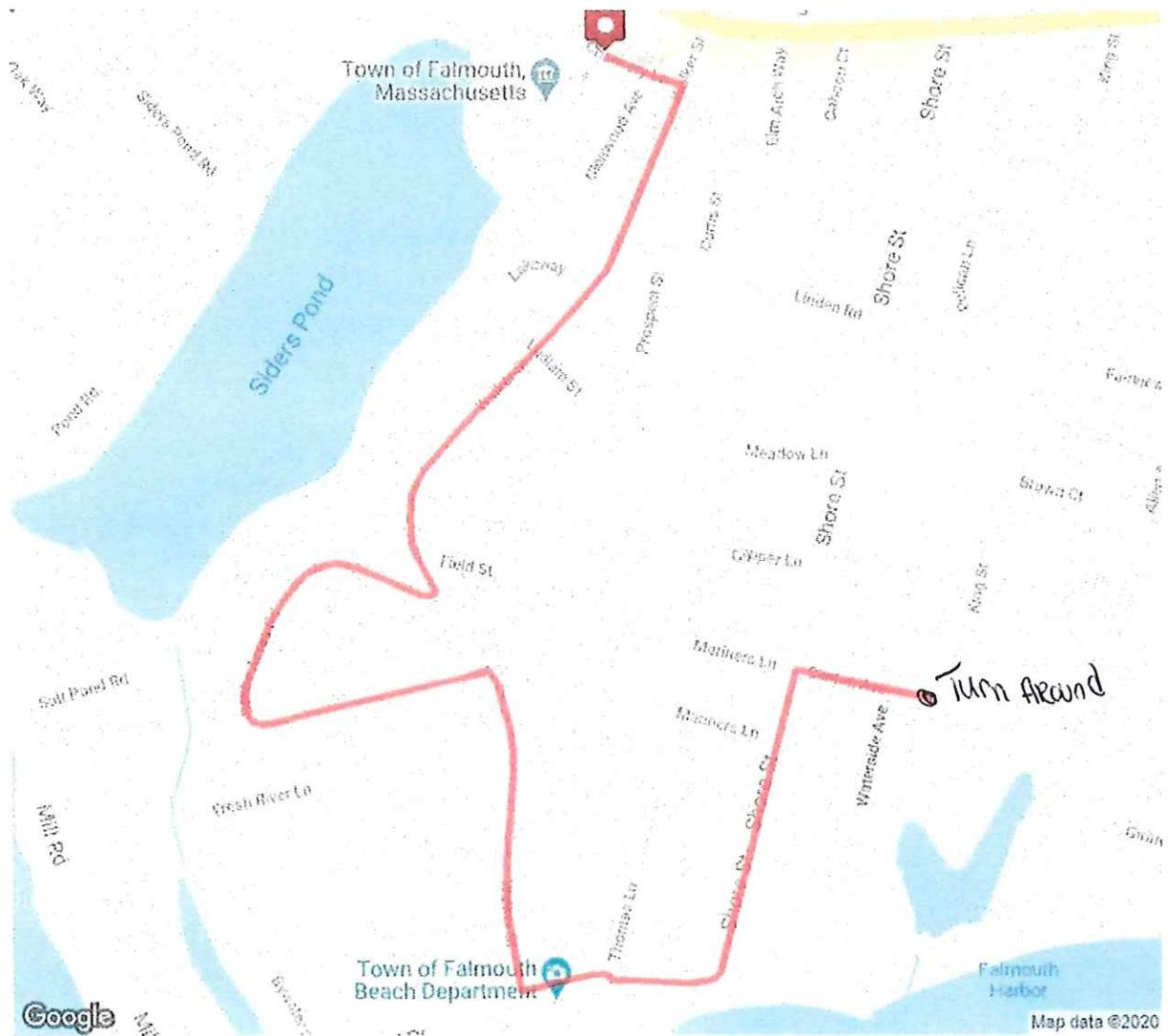
2021 WRCC 5K Course

Distance: 3.10 mi

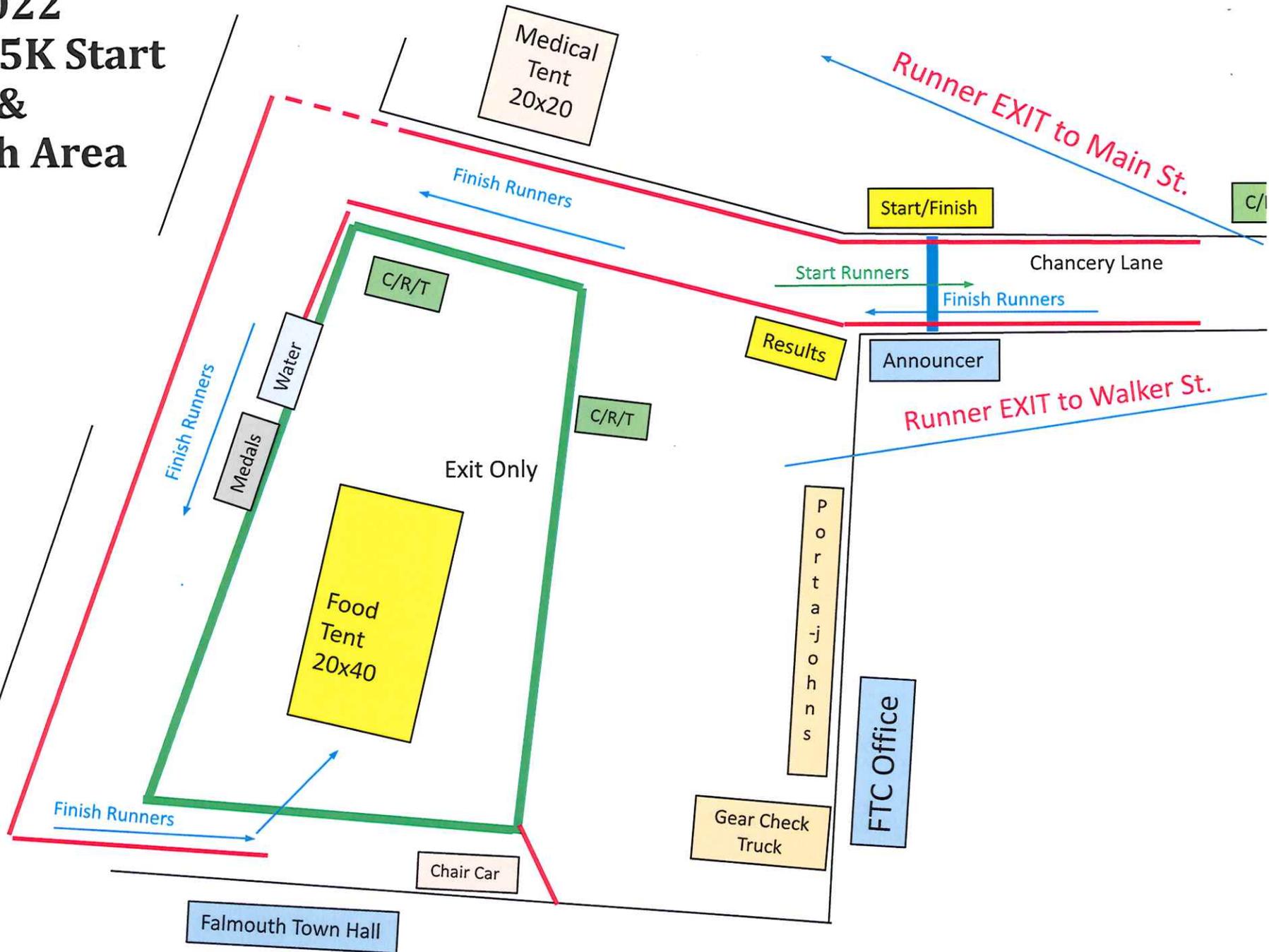
Elevation Gain: 41 ft

Elevation Max: 8 ft

Notes



2022 WRCC 5K Start & Finish Area



PUBLIC HEARINGS

1. Shade Tree Hearing – on application by the Falmouth Parks Department for the removal of two (2) Norway maple trees at 187 Central Avenue, East Falmouth (10 minutes)

NOTICE OF A PUBLIC HEARING

Removal of Public Shade Trees Town of Falmouth, Department of Public Works

In accordance to Massachusetts General Laws Chapter 87, a public hearing will be held on Monday October 25th, 7:30 PM in the Selectmen's Office at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public tree(s):

Locations:

1. 187 Main Street – Removal of 2 *Acer platanoides* (Norway maple)

Size (DBH 15" & 14").

Reason: Entrance for new development

2. 89 Maravista Avenue – Removal of 2 *Quercus alba* (White oak) 1 *Quercus velutina* (Black oak)

Size (DBH 15", 29" and 35")

Reason: Site line restrictions from driveway

The tree(s) identified above have been posted for public inspection. Any objections to their removal must be submitted in writing to the Tree Warden prior to or during the hearing. The mailing address for the Tree Warden is Department of Public Works, Town of Falmouth, 416 Gifford Street, Falmouth, MA 02540. Email: jeremiah.pearson@falmouthma.gov, Phone: 508-457-2543 x3008





Town of Falmouth

Department of Public Works

Parks & Forestry Division

416 Gifford Street
Falmouth, MA 02350

Telephone: (508) 457-2543
Fax: (508) 548-1537

Jeremiah Pearson
Parks Superintendent

Tree Wardens Opinion letter for removal of two trees located at 187 Central Ave

Two Norway maples trees have been proposed for removal as part of new subdivision project located at 187 Central Ave. After Tree Wardens full assessment, I have found both tree's located in the Town Right of Way to be in poor health and structure with likely failure in the near future. If approved, the Parks Department would require two shade trees to be replaced by owner as a set-back plantings, and would need to meet species and planting requirements pre and post installation of said tree.



PUBLIC HEARINGS

2. Shade Tree Hearing – on application by the Falmouth Parks Department for the removal of two (2) White Oak trees and one (1) Black Oak tree at 89 Maravista Avenue, Falmouth (10 minutes)

NOTICE OF A PUBLIC HEARING

Removal of Public Shade Trees Town of Falmouth, Department of Public Works

In accordance to Massachusetts General Laws Chapter 87, a public hearing will be held on Monday October 25th, 7:30 PM in the Selectmen's Office at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public tree(s):

Locations:

1. 187 Main Street – Removal of 2 *Acer platanoides* (Norway maple)

Size (DBH 15" & 14")

Reason: Entrance for new development

2. 89 Maravista Avenue – Removal of 2 *Quercus alba* (White oak) 1 *Quercus velutina* (Black oak)

Size (DBH 15", 29" and 35")

Reason: Site line restrictions from driveway

The tree(s) identified above have been posted for public inspection. Any objections to their removal must be submitted in writing to the Tree Warden prior to or during the hearing. The mailing address for the Tree Warden is Department of Public Works, Town of Falmouth, 416 Gifford Street, Falmouth, MA 02540. Email: jeremiah.pearson@falmouthma.gov, Phone: 508-457-2543 x3008





Town of Falmouth

Department of Public Works

Parks & Forestry Division

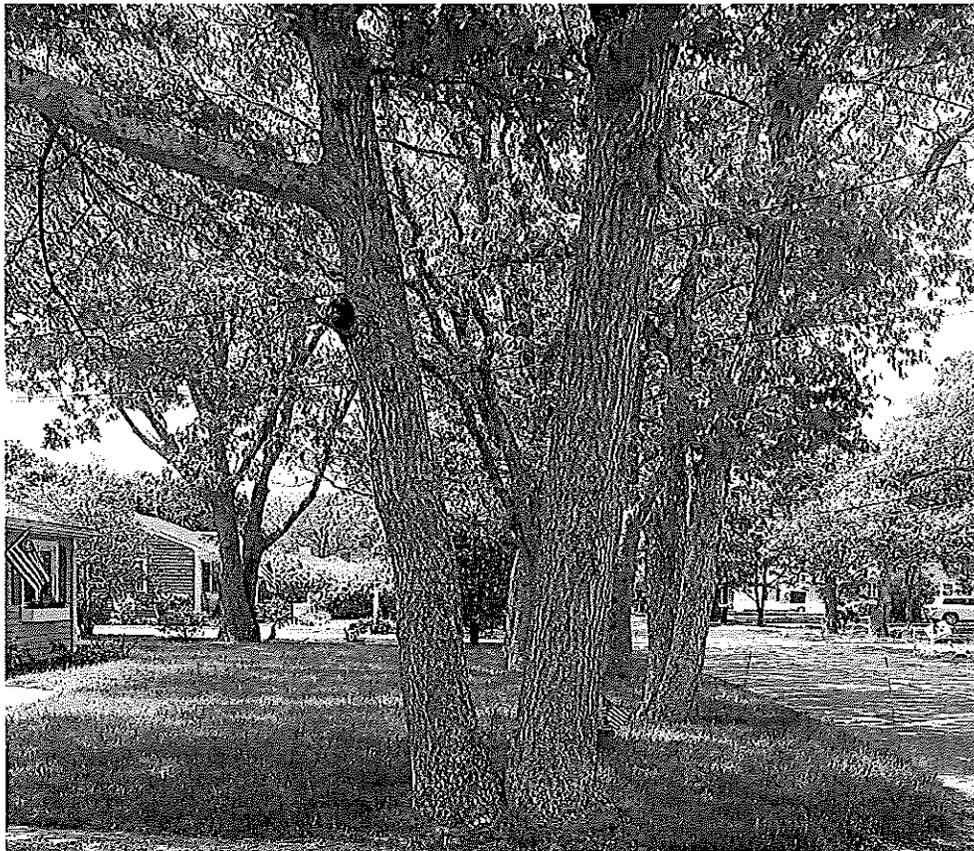
416 Gifford Street
Falmouth, MA 02350

Telephone: (508) 457-2543
Fax: (508) 548-1537

Jeremiah Pearson
Parks Superintendent

Tree Wardens opinion for removal of three Oak trees located at 89 Maravista Ave

I met with the resident of 89 Maravista Avenue to an ongoing complaint of three Oak trees obstructing the line of site while exiting driveway. After accessing this complaint, I have found that these oak trees in the Town Right of Way are situated in a way that leaves the resident vulnerable to a collision while backing out onto Maravista Ave. My tree health risk assessment findings are that all three oaks pictured here are moderately healthy with some minor structural defects caused from storm and insect damage. It is my opinion as Tree Warden, would be to grant the resident approval to remove with the contingency of donating three shade trees to the Teaticket School.



PUBLIC HEARINGS

3. Vote to Adopt new mooring regulations relating to house floats and house boats (10 minutes)

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under section 231-15.1A (Promulgation of Mooring Regulations) on Monday, October 25, 2021 at 7:30pm in the Select Board Meeting Room. The purpose of the hearing is to amend or otherwise modify the mooring regulations relating to House floats and Houseboats. Interested parties may review the draft regulations at the Harbormaster's Office or online at <https://www.falmouthma.gov/233/Harbormaster>.

Per order of the
Select Board

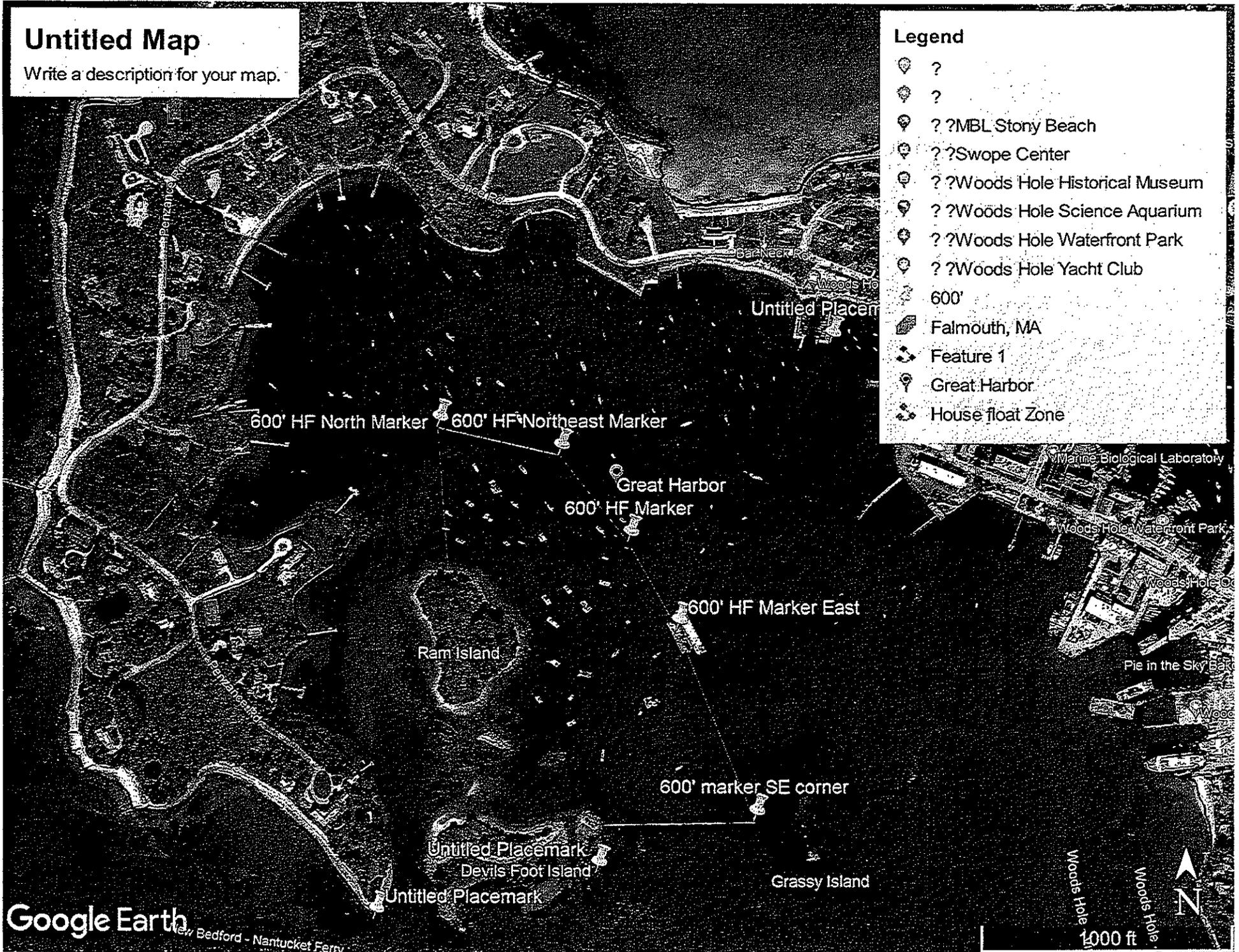
October 1 and 8, 2021

Untitled Map

Write a description for your map.

Legend

- ? ?
- ? ?
- ? ? MBL Stony Beach
- ? ? Swope Center
- ? ? Woods Hole Historical Museum
- ? ? Woods Hole Science Aquarium
- ? ? Woods Hole Waterfront Park
- ? ? Woods Hole Yacht Club
- 600'
- Falmouth, MA
- Feature 1
- Great Harbor
- House float Zone



Google Earth

New Bedford - Nantucket Ferry

Property	Owner	VesType	Vessel	LOA
GHW0327F	SANGER, RICHARD, H	Power	WORK FLOAT HOMEMADE 2003 32.3	32.3
GHW0323	ROCHE, HOWARD, C	Power	PANACEA CHRIS CRAFT 2000 32.0	32
GHW0210	CADWALADER, GEORGE	Power	FRANIE CAHOO D697233 PEPCO 1984	30.2
GHW0038	GOVE, LEON, A	Power	MS9529BP hobie 1986 15.0	15
GHW0195	KARPLUS, ERIC	Power	BLUE BELLE BACK COVE 2008 34.3	34.3
GHW0059	Robinson, Seth, A.	Power	MS2845BB GRADY 1994 22.0	22
GHW0068	BAITSELL JOHN, M, JR	Power	GIDDYUP MS1125BG GRADY WHITE 19	27
GHW0112	ATWOOD, KIMBALL, C	Power	CLAIRBOYANT MS9208AK MARITIME S	20.6
GHW0176	BUCCINO, MICHAEL	Power	ISLANDER GRADY WHITE 2006 33.0	33
GHW0032	LOWELL, NICHOLAS	Power	PETREL 1992 35.0	35
GHW0052	DENSMORE, DANA	Power	MS8875ZC SEAWAY 1981 19.0	19
GHW0009	BEVERLY, CARLETON, H	Power	MS7353KN WILLIAMS SKIFF 1996 12.0	12
GHW0155	CLARK JAMES, M, JR	Power	TX5884JH BOSTON WHALER 1999 18.2	18.2
GHW0066	SILVER, JONATHAN	Power	NH4953BP KEYWEST 2004 23.0	23
GHW0178	CLARK JAMES, M, JR	Power	ISADORA MS4411AU BERTRAM 1969	20.2
GHW0209AF	Matzen, Eric AQVA FL	Power	Aquaculture float homemade 2018 35	35
GHW0194	Dubois, Brooks	Power	MS2359BP Stelger Craft 1990 21.0	21
GHW0154	CLARK JAMES, M, JR	Power	BONACIA D1178312 2005 43.5	43.5
GHW0138	DENT, SARA, GREER	Power	MS7184AA Pulsipher 1982 22.0	22
GHW0173	GOLDMAN, MARY	Power	MS1480BJ BOSTON WHALER 1987 20.	20
GHW0264	LIMEBURNER, RICHARD	Power	ms4063bj EASTERN 2007 18.0	18
GHW0046	LITTELL, GREGORY, L	Power	MS4116BP tidewater 2021 20.0	20
GHW0045	WILSON, HOLLY	Power	Neptune conboy 1974 43.0	43
GHW0008	BEVERLY, OLIVE, C	Sailboat	WINDWARD II O BRUCE BARNARD 196	18
GHW0333HF	GOLDSTEIN, CLAUDE, M	Sailboat	0 Housefloat 1990 34.0	34
GHW0025	HIBBITT, CATHERINE	Sailboat	ALICE O HERRESHOFF 1926 13.0	13
GHW0151	CLARK JAMES, M, JR	Sailboat	EMPRESS OF C HUTCHINS COMPAC 20	14
GHW0030	Ochs, Peter	Sailboat	Ragwagon Barnard 1970 18.0	18
GHW0006	CROWELL PRINCE SEARS III	Sailboat	ELF O CC KNOCKABOUT 1971 18.0	18
GHW0036	EBERHARD, ANATOL	Sailboat	VANDA MS3968K HAKE 2004 28.0	28
GHW0181	EGLOFF, WILLIAM, W	Sailboat	LYGNET TYPHOON 1971 26.0	26
GHW0111	BUMPUS, MATTHEW	Sailboat	WINDSOM O KNOCKABOUT 1975 18.0	18
GHW0167	DVORAK, EMMA, L	Sailboat	ROVER MS4983AY COMPASS CLASSIC	14
GHW0171	GOLDMAN, ADAM, L	Sailboat	QUIDNUNC MS2520KV CAPE COD 196	18
GHW0011	HASTINGS, DAVID, W	Sailboat	MS3648BD CAPE COD SHIP 1963 18.0	18
GHW0189	KERN EDWARD, C, JR	Sailboat	CONDOR D667915 TARTAN MARINE 1	37.3
GHW0196	NEWMAN, JOHN, N	Sailboat	KATRINA D526907 MORGAN NEWMAN	38
GHW0149	POLANIK, GREGORY, J	Sailboat	RUMBLEFISH O CC KNOCKABOUT 1990	18
GHW0188	SWOPE, KEVIN	Sailboat	SERIPHOS MS2048AA OHLSON BROTH	38
GHW0187	SWOPE, IAN, G	Sailboat	TIMIAN MS8312AX STUART MARINE 1	19
GHW0193A	GLAZEBROOK, CATHERINE, WOOD	Sailboat	boston whaler ms2304kb boston whal	13
GHW0320	SWITZER, BRIAN	Sailboat	XIPHIAS O 1954 19.0	19
GHW0255	BARLOW, ROBERT, B	Sailboat	WHIM 1963 18.0	18
GHW0021	ADELBERG, EDWARD, A	Sailboat	MS5235BD Dyer 1983 29.0	29
GHW0157	CLAY, PETER, R	Sailboat	MS2924BN ODAY 1978 19.0	19

GHW0028	ELLIS, ANDREW, H	Sailboat	Non Applicable MS8419BM Triton 200	21
GHW0017	DOUTT, KENNETH	Sailboat	0 CAPE DORY 1973 18.0	18
GHW0192	KANWISHER, Nancy	Sailboat	MS2821BM trophy J 2006 22.0	22
GHW0044	NEWBURY, ANN, LITTLE	Sailboat	JILT 0 CAPE COD KNOCKABOUT 1959 1	18
GHW0132	VALOIS, FREDERICA, W	Sailboat	HECATE 0 1966 18.0	18
GHW0161	Farr, Norman	Sailboat	triple Scoop 1988 27.0	27
GHW0163	SHULMAN, MARC, J	Sailboat	CYGNET D1260554 CATALINA YACHTS	27.4
GHW0148	SILVER, ANDREW, L	Sailboat	ALLY CAT CAT BOAT 1995 14.0	14
GHW0139F	CLARK, HEIDI, J	Sailboat	PAPAYA D624293 1979 42.3	42.3
GHW0168	MCKENZIE, PAULA	Sailboat	PENZANCE PEARSON 1967 22.4	22.4
GHW0169	SHIMER, BARBARA, GIFFORD	Sailboat	MS6413BK CAPE DORY 1967 19.0	19
GHW0172	GOLDMAN, JONATHAN	Sailboat	MS2474KV Boston Whaler 1985 13.0	13
GHW0042	GORDON, ALLAN, G	Sailboat	LURLINE CATBOAT 1916 16.0	16
GHW0177	GOUDREAU, JOANNE, E	Sailboat	NANSHAN MS2209H DORY 1976 19.0	19
GHW0097	ISSELBACHER, ERIC, M	Sailboat	WINDBAG 0 KNOCKABOUT 1975 18.0	18
GHW0099	LADERMAN, EZRA	Sailboat	MOLTO TORTIS MS6809AN RYDER 196	23
GHW0174	GOLDMAN, JONATHAN	Sailboat	PELICAN CAPE COD 1982 14.0	14
GHW0331HF	ATAMIAN, REED	Other	MOONSHADOW MS0041 HOMEMADE	48
GHW0326HF	SHEPROW, DOUGLAS	Other	MS1349AU STURDEE 2003 12.0	12
GHW0332HF	BEARDSLEY, ROBERT, C	Other	HOUSE FLOAT 0 HOMEMADE 2021 20	20
GHW0004HF	WARNER, CHRISTOPHER, B	Other	HOMEMADE 2016 48.0	48
GHW0316C	DAMIAN MCLAUGHLIN JR CORP	Other	0 SERVICE B	0
GHW0317C	DAMIAN MCLAUGHLIN JR CORP	Other	0 SERVICE B	0
GHW0318C	DAMIAN MCLAUGHLIN JR CORP	Other	0 SERVICE B	0
GHW0319HF	DAMIAN MCLAUGHLIN JR CORP	Other	0 homemade 2021 32.0	32
GHW0324F	MCAULIFFE, MARK, J	Other	0 HOME 1971 30.0	30
GHW0240F	CLARK MARINE GROUP INC	Other	MS7874PP VICTORY 1977 16.0	16
GHW0005YC	WOODS HOLE YACHT CLUB			0
GHW0039YC	WOODS HOLE YACHT CLUB		0 KNOCKABOUT	0
GHW0013	CLAY, PETER, R			
GHW0086HF	BURKE, RAYMOND, A		HOUSE FLOAT MS2004BH HOMEMAD	23
GHW0123	Vacant			
GHW0048YC	WOODS HOLE YACHT CLUB			0 0
GHW0315C	DENSMORE, SHIPHERD			0 0
GHW0322HF	DUNN, BRIAN, B		HOUSEFLOAT 0 2008 30.0	30
GHW0146C	BRUCE, Estate of JOHN, G			0 0
GHW0147C	BRUCE, Estate of JOHN, G			0 0
GHW0233	CLARK MARINE GROUP INC			0 0
GHW0092YC	WOODS HOLE YACHT CLUB			0 0
GHW0124	MAVOR, JAMES	Power	MS9702BE BOSTON WHALER 1996 20	20.3
GHW0143	REYNOLDS, GEORGE, T	Power	BOUNCER MS0610RR BOSTON WHALE	13
GHW0162	ROBBINS, ROBERT, L	Power	MS5901BR parker 2008 25.0	25
GHW0292	Merrill, Finley	Power	Flying fish Whaler 1988 22.0	22
GHW0231	TASSINARI, ROBERT	Power	MS1964RT KEY LARGO 2001 17.0	17
GHW0012	O'Sullivan, Kimberley, Lloyd	Power	MANATEE MS5731FG MANATEE 1991	18
GHW0270	WILSON, DARCY, B	Power	DIXIE MS4729KB PALMER SCOTT 1950	18
GHW0337	BURKE, SEAN, C	Power	2021 20.0	20

GHW0156	CLARK JAMES, M, JR	Power	SEA LARK D1074339 ELLIS 1998 28.3	28.3
GHW0020	DONAHUE, DAVID, W	Power	MS2345DJ GRADY WHITE 2005 24.8	24.8
GHW0276	Toner, Dennis	Power	Angel's Share MS8719BP angler 1999	20
GHW0133	REYNOLDS, ROBERT, M	Power	INDIGO D1208340 2008 34.3	34.3
GHW0064	BUCCINO, ALICIA, HATHAWAY	Power	MA Grady White 2011 23.0	23
GHW0024	Chase, Peter	Power	MAISIE McCrae MS9424AA Ross Boats	23
GHW0153	MILBURY, Cassandra, m	Power	PA8266DZ Edey Duff 2001 15.0	15
GHW0280	ZEIEN, ALFRED, M	Power	MS5532HT COBIA 2004 20.0	20
GHW0286	BEAUDETTE, GUY	Power	CASSIE II MS9615CC NORTHEAST 1974	21.5
GHW0287	HURTER, COLLEEN	Power	ms1119ch passamquoddy 1976 20.0	20
GHW0282	MASTROIANNI, ROBERT, L	Power	J.CAT D902782 DUFFY 1986 35.0	35
GHW0285	PIERCE, JEFFREY, H	Power	COMET D1134441 WINNINGHOFF BO	42.6
GHW0265	RYTHER, JOHN, JR	Power	CHARLOTTE AN MS2008JR PARKER 20	25.3
GHW0295	O'Sullivan, Timothy	Power	MS4671BP searay 1998 18.0	18
GHW0314	VEALE FRANCIS, J, JR	Power	MS0709FV GRADY WHITE 1998 22.0	22
GHW0027	JOSEPHSON, ELIZABETH, A	Power	MS9205BL WHALER 1988 18.0	18
GHW0142	ROBINSON, HADLEY	Power	MS4984BK WHALER 2000 18.0	18
GHW0259	RIZZOLI, PAUL, B	Power	MS4162AZ MARITIME SKIFF 2012 23.5	23.5
GHW0033	AREY, DEBORAH, Q	Power	FUGUE D1212505 SABRELINE 2007 36	36
GHW0152	MILBURY, Cassandra, m	Sailboat	WATER MELON HERRO 2001 16.0	16
GHW0145	MILBURY, CASSANDRA, MELLON	Sailboat	CASABA HERRO 1976 16.0	16
GHW0183	NEWMAN, JAMES, B	Sailboat	FELICITY O HERRESHOFF 1926 21.0	21
GHW0258	OFFINGER, CATHERINE	Sailboat	TRINGA O MARSHALL 1978 15.5	15.5
GHW0063	DENTON, FREDERICK, J	Sailboat	FORTUNA MS0645HW BRISTOL 1979	32.1
GHW0291	HUXLEY OLWEN, F, M	Sailboat	AQUARIUS O WAY FARER 1968 16.0	16
GHW0131	VALOIS, FREDERICA, W	Sailboat	MYTH MS0232FV LUDERS 1958 40.1	40.1
GHW0058	RICH, BENJAMIN	Sailboat	CC SHIP BUILDERS 1957 15.0	15
GHW0022C	QUISSETT HARBOR BOATYARD INC	Sailboat	CAPE COD KNOCKABOUT 1960 18.0	18
GHW0018	ELDER, BRIAN, W	Sailboat	LUNA NOVA KNOCKABOUT 1980 18.0	18
GHW0272	LEIGHTON, STEPHEN, B	Sailboat	OWL MS1112AV ISLAND PACKET 1983	26
GHW0274	DOUTT, JAMES, A	Sailboat	Quickstep 1987 24.0	24
GHW0010	Alexander, Kristin	Sailboat	MS9678BP sturdee 2006 12.0	12
GHW0060	WOISZWILLO, EDMUND, J	Sailboat	Lark 1983 34.0	34
GHW0283	JAQUITH, KENNETH, D	Sailboat	OTHER WOMAN2 MS4711H IRWIN 19	34.7
GHW0284	SIMON, BONNIE, W	Sailboat	HONTEN BULLSEYE 1958 15.0	15
GHW0232	MARTIN, DAVID, H	Sailboat	LUCENA B D1180911 MARTIN MARINE	37
GHW0150	SUTTON, MARK	Sailboat	MS5486BC BOSTON WHALER 1995 16	16.8
GHW0313	ANDERSON, ERIK	Sailboat	SHEARWATER MS0067RE ODAY 1978	17
GHW0047	Heintz, Matt	Sailboat	Adelex Catalina 1989 42.0	42
GHW0297	Merson, Rebecka	Sailboat	SWEET SUE D997859 PIERSON 1963 3	32.5
GHW0334	LOGAN, PHILIP, NERI	Sailboat	MEANS OF GRA D1032441 PEARSON 1	33.4
GHW0302HF	PARRISH, COLLEEN	Other	HOUSEFLOAT HOMEMADE 2009 45.0	45
GHW0222C	MBL			0
GHW0216C	GRAHAM, PETER, C			0
GHW0217HF	GRAHAM, PETER, C		0 46.0	46
GHW0062YC	WOODS HOLE YACHT CLUB		0 CAPE COD KNOCKABOUT	0
GHW0001YC	WOODS HOLE YACHT CLUB			0

GHW0002YC	WOODS HOLE YACHT CLUB			0	0
GHW0003YC	WOODS HOLE YACHT CLUB		GUEST 0		0
GHW0281	Dubois, Anne		MS2379BP Cape Cod Ship 1995 15.0		15
GHW0234B	CLARK MARINE GROUP INC			0	0
GHW0235C	CLARK MARINE GROUP INC			0	0
GHW0236D	CLARK MARINE GROUP INC			0	0
GHW0190C	OLMSTED, CHRISTOPHER				0
GHW0037AF	DOOHAN, FRANCIS, J	AQUA FLOAT	aquaculture float 0 2019 20.0		20
GHW0054HF	EPSTEIN, DAVID, A		HOUSEFLOAT HOMEMADE 1985 34.0		34
GHW0067	WOODS HOLE MARINE INC			0	0
GHW0071C	WOODS HOLE MARINE INC			0	0
GHW0072	WOODS HOLE MARINE INC			0	0
GHW0073C	WOODS HOLE MARINE INC			0	0
GHW0164C	WOODS HOLE MARINE INC			0	0
GHW0075	WOODS HOLE MARINE INC			0	0
GHW0076C	WOODS HOLE MARINE INC			0	0
GHW0077	WOODS HOLE MARINE INC			0	0
GHW0078	WOODS HOLE MARINE INC			0	0
GHW0079	WOODS HOLE MARINE INC			0	0
GHW0080	WOODS HOLE MARINE INC			0	0
GHW0294C	WOODS HOLE MARINE INC			0	0
GHW0034	LASTER, STEPHEN, J	Power	MS5084SL BOSTON WHALER 1983 15.		15
GHW0289	LASTER, STEPHEN, J	Power	FALCON 2 MS7149BE BOSTON WHALE		27
GHW0120	PAGE, STEPHEN, G	Power	OBADIAH D912088 DUFFY 1987 26.0		26
GHW0336	CROWLEY, JAMES, O	Power	MS2004CF BOSTON WHALER 2004 19.		19
GHW0122	EPSTEIN, DAVID, A	Power	PEPE MS3726BC WELLCRAFT 1974 20.		20
GHW0211AF	Murphy, Steve	AQUA FLT	MS1710SM T JASON BOATS 2015 28.0		28
GHW0043	Fairbanks, Daniel, J	Power	DIXIE do1200539 1953 35.0		35
GHW0053	Donahue, Bennett	Power	le moe ron MS1234DJ whaler 2001 13		13
GHW0400OH	ROSLANSKY, WILLIAM	Power	MS8342AG TRI WERX 1997 16.0		16
GHW0338HF	VOSE, THOMAS, T	Power	Cynthia Cahoon MS0001TT Eastern 20		27
GHW0003	MACKILLIGAN, JEFFREY, S	Power	MS4013AZ MAKO 1979 21.0		21
GHW0299	SIMON, BONNIE, W	Sailboat	BONNY BONNIE MS1526KN HERRESHO		26
GHW0301	BOCCONCELLI, ALLESSAN	Sailboat	MS3498RA cosair 1999 27.0		27
GHW0212	DIRIENZO, ARTHUR	Sailboat	WESTERLY D289319 TRIAZZLE 1962 30		30
GHW0310	LORAND, Michele	Sailboat	JOLAMI 0 KNOCKABOUT 1968 18.0		18
GHW0307	MEIGS, JONATHAN	Sailboat	MARGALA MS1737ZD PEARSON YACH		35
GHW0306	BROWN, EDWARD, M	Sailboat	AQUILA D1139754 2003 34.2		34.2
GHW0016	ARMSTRONG, WILLIAM, F	Sailboat	ADAJIO 0 HERRSHOFF 1936 15.7		15.7
GHW0312	ROGERS, WILLIAM, T	Sailboat	STRONGHOLD EFELKINS 1952 25.0		25
GHW0035	KAVANAGH, KEVIN, P	Sailboat	MS7072AW SEIDELMAN 1980 25.0		25
GHW0305	BELASTOCK, REBECCA	Sailboat	Loon MS0085LB sail 1971 18.0		18
GHW0330HF	Ochs, Peter	Sailboat	ARTENKNO 1982 27.0		27
GHW0273	OLMSTED, DAVID, I	Sailboat	SPIRIT 0 ROCKPORT MARINE 1998 28.0		28
GHW0007	SOGIN, MITCHELL	Sailboat	HELIX SABRE 2012 42.5		42.5
GHW0213	KITE-POWELL, HAUKE, L	Sailboat	WILD DANCER MS4674AH TARTAN 19		41
GHW0225HF	JUNKER, STEPHAN		HOUSE FLOAT 2016 30.0		30

GHW0031C	QUISSETT HARBOR BOATYARD INC		40' MAX LOA 0	0
GHW0049	Switzer, Elijah, S.		Social Distance MS6183BN grady white	18
GHW0069	SHIMER, WILLIAM, E	Power	MS8187BR whaler 1984 17.0	17
GHW0304	ROBBINS, ROBERT, L	Power	Boom Box MS4337ZB GLASPAR 1973 1	18
GHW0144	ROSLANSKY, JOHN, W	Power	SILVER DOLLA MY8276AY SEAWAY 198	20
GHW0309	REYNOLDS JAMES, T, JR	Power	SEA SAW MS0107KT SEARAY 1998 29.	29
GHW0328	GREENE WILLIAM, C, JR	Power	MS2294AV GRADY 1997 24.0	24
GHW0023	HENRIQUE, CHRISTOPHER, M	Power	NAUTI DREAM D1216743 INTREPID 20	32.3
GHW0056	GOLDSBOROUGH, ROBERT, G	Power	DOROTHY ANN MS9970KN EASTERN 1	22
GHW0051	EKHOLM, MARGARET	Power	MS8905AH GRADY WHITE 2004 20.3	20.3
GHW0215F	Clements, Doug	Power	ms1462dc may craft 2016 23.0	23
GHW0103	Courcier, Carol, Lynn	Power	1987 27.0	27
GHW0214HF	EDWARDS RICHARD, S, JR	Sailboat	MS4371AV ODAY 1975 27.0	27
GHW0019	LASTER, STEPHEN	Sailboat	PROMISE MS5244AZ BRIDGES POINT 1	24
GHW0057	BROWN, EDWARD, M	Sailboat	TUNCH O HERRESHOFF 1930 15.0	15
GHW0252	CATANACH, RODNEY	Sailboat	LOPHELIA D1062293 PERFORMANCE C	33.5
GHW0293	BEVERLY, CARLETON, H	Sailboat	VAMOOSE 1980 27.0	27
GHW0014	DEGIORGIS, JOSEPH, A	Sailboat	sea dog IV 1986 36.0	36
GHW0055	DeForest, John	Sailboat	cape dory 1984 19.0	19
GHW0015YC	WOODS HOLE YACHT CLUB	Sailboat		18
ghw0050	McAdams, Herbert	Sailboat	Shibui MS9387BA Oday 1973 22.0	22
ghw0500	Courcier, Carol, Lynn	Sailboat	1969 18.0	18
GHW0041	HALVORSON, LISA	Sailboat	ESCARGOT KNOCKABOUT 1970 18.0	18
GHW0329HF	BRUCE, DAVID	Other	Housefloat O HOME MADE 1993 31.0	31
GHW0325HF	FERNANDEZ, MARIO, M	Other	MS1170KR HOME MADE 1996 31.0	31
ghw0801OH	ESTES, DONALD, A	Other		0
ghw0802OH	ESTES, DONALD, A	Other		0
ghw0803oh	ESTES, DONALD, A	Other		0
GHW0804OH	ESTES, DONALD, A	Other		0
GHW0805OH	ESTES, DONALD, A	Other		0
GHW0026HF	MURPHY, MARY, m		HOUSEFLOAT 2011 24.0	24
GHW0321	NIES, WENDY		SKIMMER O CAPE COD SHIPBUILDING	18
GHW0311	DELANEY, ELIZABETH, S		ms6767h mako 1920 17.0	17
GHW0339HF	WOODS HOLE MARINE INC			0
ghw0401OH	120 Penzance Road LLC			0
	USCG			
	Vacant			
	Vacant			
	USCG			
	Vacant			

PUBLIC HEARINGS

4. Application for a Pool Table License – AMVETS Post 70, 336 Palmer Avenue, Falmouth (10 minutes)



TOWN OF FALMOUTH

Office of the Town Manager & Select Board

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone (508) 495-7320

Fax (508) 457-2573

PUBLIC HEARING NOTICE

Notice is hereby given under M.G.L. Chapter 140, Section 177, that AMVETS Post 70 has applied for a Pool Table License to be exercised at 336 Palmer Avenue, Falmouth MA.

The Falmouth Board of Select Board will hold a public hearing on Monday, October 25, 2021, at 7:30 p.m. in the Select Board Meeting Room, Town Hall, 59 Town Hall Square, Falmouth, MA on the above application.

LICENSING BOARD

Douglas C. Brown
Nancy R. Taylor
Samuel H. Patterson
Megan English Braga
Onjalé Scott Price

Publication date: Friday, October 15, 2021, Falmouth Enterprise

Legal Notices

Falmouth Board of Health Hearing Notice

The Falmouth Board of Health had been asked by the Solid Waste Advisory Committee to adopt a proposed regulation named "RULES AND REGULATIONS FOR PERMITTING AND OPERATION OF MUNICIPAL AND COMMERCIAL SOLID WASTE/RECYCLING COLLECTION AND MANDATORY RECYCLING REQUIREMENTS". This regulation mandates recycling for both commercial and residential waste generated for both businesses and residences.

There will be an in-person, public hearing on this proposed regulation on October 18, 2021 at 6:30 held at Falmouth Town Hall, 59 Town Hall Square, in the Lower Level Meeting Room.

To view the proposed regulation please visit www.falmouthma.gov/1269/SOLID-WASTE. Alternatively, you can email, visit or call the Health Department for a copy of the proposed regulation.

If you wish to comment prior to the meeting, please email the Health Department at health@falmouthma.gov or send mail to the Falmouth Health Department, 59 Town Hall Square, Falmouth MA 02640.

October 15, 2021

The FALMOUTH CONSERVATION COMMISSION will hold a public hearing under Section 40, Chapter 131 of the general laws of the Commonwealth of Massachusetts Wetlands Protection Act and/or the Town of Falmouth Wetlands Protection Bylaw on **Wednesday October 27, 2021 at 7:00 PM.**

In accordance with Chapter 20 of the Acts of 2021, relating to the 2020 novel Coronavirus outbreak, the **October 27, 2021 public meeting of the Falmouth Conservation Commission shall be physically closed to the public to avoid group congregation.** Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Falmouth Community Television.
2. Real-time public comment can be addressed to the Conservation Commission utilizing the Zoom virtual meeting software for remote access. This application will allow users to view and participate in the meeting. Text comments submitted with the Chat function will be read into the record at the appropriate points in the meeting.
3. Zoom Login Instructions:
 - i. Instructions and the meeting link for this specific meeting can be found at the following web address: <http://www.falmouthma.gov/Conservation>
 - ii. Please plan on 10-15 minutes of preparation time to log in though it may be less if you have previously used Zoom on the device you will use to access this meeting.
4. Additionally public comments may be sent in advance of the meeting to concom@falmouthma.gov at least 5 hours prior to the beginning of the meeting. Documents and audio or video files may also be submitted via email. Submitted email comments and documents will be made a part of the meeting record and may be read into the record, summarized or displayed during the meeting at the discretion of the chair.
5. Applicants, their representatives and individuals with enforcement matters before the Conservation Commission may appear remotely and are not required to be physically present. Applicants, their representatives and individuals with enforcement matters before the Conservation Commission may contact the Conservation Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to concom@falmouthma.gov

so they may be displayed for remote public access viewing.

Complete applications are available by request and will be sent via email.

REQUESTS FOR DETERMINATION OF APPLICABILITY

Robert W. Schaub and Theresa Rivera Schaub, 46 Bywater Court, Falmouth, MA. For permission to raze an existing single-family dwelling and to construct a new house, driveway, garage, porch, and decks.

Quisset Harbor House Land Trust, C/O Dana Rodin, 71 Quisset Harbor Road, Falmouth, MA. For permission to remove an existing water line and install a new water line from the main building extending to the existing dock.

Joseph D. Allen III, 124 Heritage Circle, Falmouth, MA. For permission to construct a garage addition, install a driveway and drywall, install mitigation plantings, and all associated grading and landscaping.

REQUESTS FOR A HEARING UNDER A NOTICE OF INTENT

Stephen H. Ouliv Jr., 110 Siders Pond Road, Falmouth, MA. For permission to construct a set of wooden steps and landing extending into Siders Pond; to install a ramp to connect an existing swim float to the proposed steps; to address mitigation planting required for construction of egress steps, and to propose restoration plantings.

Nicholas Pierce, 10 Pilgrim Path, Falmouth, MA. For permission to conduct grading within FEMA designated flood zone.

George Topulos, 83 Teaticket Path, East Falmouth, MA. For permission to construct an addition, reconfigure the driveway, renovate the deck stairs, and all associated clearing, grading, and landscaping.

By Order of: Jamie Mathews, Chairman
Falmouth Conservation Commission

October 15, 2021

Town of Falmouth Historical Commission Public Hearing Notice

The Falmouth Historical Commission will hold a public hearing under Massachusetts General Law Chapter 40C section 11, and Town bylaw section 7.4 as Amended on **Tuesday, November 2, 2021 at 6:00PM** in the Select Board's Meeting Room, Falmouth Town Hall.

Requests for Certificates of Appropriateness:

- 21.41 WHO, 560 Woods Hole Rd - Update graphics on existing signs
- 21.42 First Cambridge Realty Corp, 189 Main St - Remove and replace 8 windows
- 21.43 Adam Rebello, 281 Main St - Sign
- 21.44 Robert M. Schaub & Theresa M. Rivera-Schaub, 46 Bywater Ct - Demo delay
- 21.47 Kinchia Properties LLC, 222 Main St - Replace two existing signs
- 21.48 Buzzards Bay Development LLC, 40 Shore St - Hardscapes
- 21.60 Magdalena W. Clowes, 303 Quisset Ave - Eyebrow Windows, Skylights, Dormer

Public Hearing:
Addition of 59 Depot Ave to List of Significant Buildings

October 15, 2021

PUBLIC HEARING NOTICE

Notice is hereby given under M.G.L. Chapter 140, Section 177, that AMVETS Post 70 has

applied for a Pool Table License to be exercised at 336 Palmer Avenue, Falmouth, MA.

The Falmouth Board of Select Board will hold a public hearing on Monday, October 26, 2021, at 7:30 p.m. in the Select Board Meeting Room, Town Hall, 59 Town Hall Square, Falmouth, MA on the above application.

LICENSING BOARD

Douglas C. Brown
Nancy R. Taylor
Samuel H. Patterson
Megan English Brega
Onjale Scott Price

October 15, 2021

Falmouth Zoning Board of Appeals Notice of Public Hearing for November 4, 2021

Notice is hereby given of the following **Public Hearing @ 6:30pm and Open Meeting** in the Selectmen's Meeting Room, Town Hall on **Thursday, November 4, 2021.**

Continuation(s)

#061-20 ECO Land Development, LLC, 0 Percival Road, Teaticket (lot 4)

Application #081-21 Frank J. and Kathleen M. Rizzotti. Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C, and 240-69 E of the Code of Falmouth to construct an addition to the existing nonconforming single family dwelling; exceeding 20% lot coverage by structures on subject property known as 48 Russell Road, Falmouth, Ma.

Application # 082-21 Douglas B. and Valerie Ann Gage, Trustees. Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C, and 240-69 E of the Code of Falmouth to raze and rebuild the existing dwelling and garage; collapse will be razed and not rebuilt; exceeding 20% lot coverage by structures on subject property known as 218 King Street, Falmouth, Ma.

Application # 084-21 Leroy Enos, Jr. and Fanning Enos. Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-38G(1)(b) of the Code of Falmouth to construct an attached 3-car garage exceeding 900sq/ft in size with living space above on subject property known as 21 Highwood Lane, Hatchville, Ma.

Files are available in the Board of Appeals Office at Town Hall for review by interested parties.

October 8, 15, 2021

LIQUOR LICENSE HEARING

Notice is hereby given under Chapter 138 of the General Laws, as amended, that Pickle Jar Ltd, d/b/a Pickle Kitchen has applied for an Alteration of Premises to its All Alcoholic Common Victualer License located at 170 Main Street, Falmouth, MA.

A hearing will be held in the Selectmen's Meeting Room, Falmouth Town Hall on Monday, October 25, 2021, at 7:30 p.m. on the above application.

Per order of the Select Board

LICENSING BOARD

Douglas C. Brown
Nancy R. Taylor
Samuel H. Patterson
Megan E. English Brega
Onjale Scott Price

October 15, 2021

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COMMISSION BOARD

LICENSE APPLICATION REVIEW

Restaurant/Business: AMVETS Post 70

Address: 336 Palmer Avenue, Falmouth

License Type: _____

New or Transfer of License Pool Table License

or

Change of License _____

Police No concerns

Fire No concerns

Building No objection. Inspection required after installation

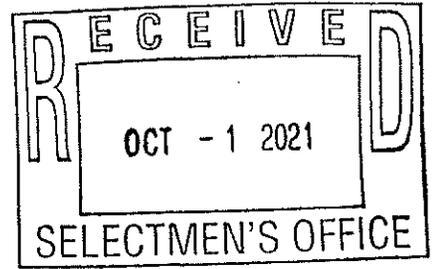
Health _____

Zoning No concerns

Planning _____

DPW _____

NOTES:



TOWN OF FALMOUTH
Office of the Town Manager & Selectmen
59 Town Hall Square, Falmouth, Massachusetts 02540
Telephone (508) 495-7320

APPLICATION FOR BOWLING ALLEYS/POOL OR BILLIARD TABLES

Chapter 140, Sections 177, 178, 179, 180

NAME OF ESTABLISHMENT: AMVETS Post 70

ADDRESS: 336 Palmer Ave, Falmouth

MAILING ADDRESS: 300 Falmouth Rd, Apt 21B, Mashpee
(if different) 02649

MANAGER/OWNER: Jeffery Boedor

FID#: _____

TELEPHONE #: 508-548-8288

EMAIL: _____

TYPE OF AMUSEMENT: pool table

OWNER OF AMUSEMENTS: Cape Amusements

NUMBER OF TABLES: 1

NUMBER OF ALLEYS: 0

DATE: 10/1/21 Jeffery Boedor
OWNER, MANAGER OR AUTHORIZED AGENT

BOARD OF SELECTMEN

PAID
\$10

CK # 12168
ck # 12168 - \$35 ad



Town of Falmouth Assessing Department
59 Town Hall Square, Falmouth MA 02540
Telephone: 508-495-7380
Fax: 508-495-7384
REQUEST OF CERTIFIED ABUTTERS LIST

Name of person requesting abutters list: Jeff Boeder
Address of person requesting abutters list: [REDACTED]
Mashpee MA 02649
Phone: [REDACTED]

Abutters to (subject property): Map 58 Section 02 Parcel 014 Lot 000
Map _____ Section _____ Parcel _____ Lot _____
Map _____ Section _____ Parcel _____ Lot _____

Lot size of subject property: _____
Location of subject property: Amvets, 336 Palmer Ave,
Falmouth, MA 02540 ✓

- Check one:
- Direct abutters (includes properties across street) ✓
 - Direct abutters in local Historic District (includes properties across the street) within 100'
 - Immediate abutters (includes only properties with a common property line)
 - Immediate abutters plus churches and schools within 500'
 - Properties within 300'
 - Properties within 300' or abutters abutter to abutter whichever is closest
 - Properties within 100'
 - Other (specify) _____

Fee. \$25.00 Total \$25 pd ck # 12162 JAE

EMAIL [REDACTED]

RECEIVED
SEP 20 2021
Board of Assessors, Town of Falmouth

336 PALMER AVE

CERTIFIED

A handwritten signature in black ink, appearing to read 'BCB', is written over a horizontal line.

Bruce Cabral
Assistant Assessor
Town of Falmouth, MA
September 24, 2021

337 PALMER AVE 38 04 006 017
337 PALMER AVENUE LLC LUC: 104
345 PALMER AVE
FALMOUTH, MA 02540-2883

322 PALMER AVE 38 02 013 000
ABB FAMILY LLC LUC: 325
PO BOX 3445
POCASSET, MA 02559-3445

0 SKATING LN 38 02 010 000
COMMONWEALTH OF MASS LUC: 928
DIV OF CAPITAL PLAN & OPER
1 ASHBURTON PL
BOSTON, MA 02108-1518

336 PALMER AVE 38 02 014 000
FALMOUTH AMVETS POST 70 LUC: 954
336 PALMER AVE
FALMOUTH, MA 02540-2862

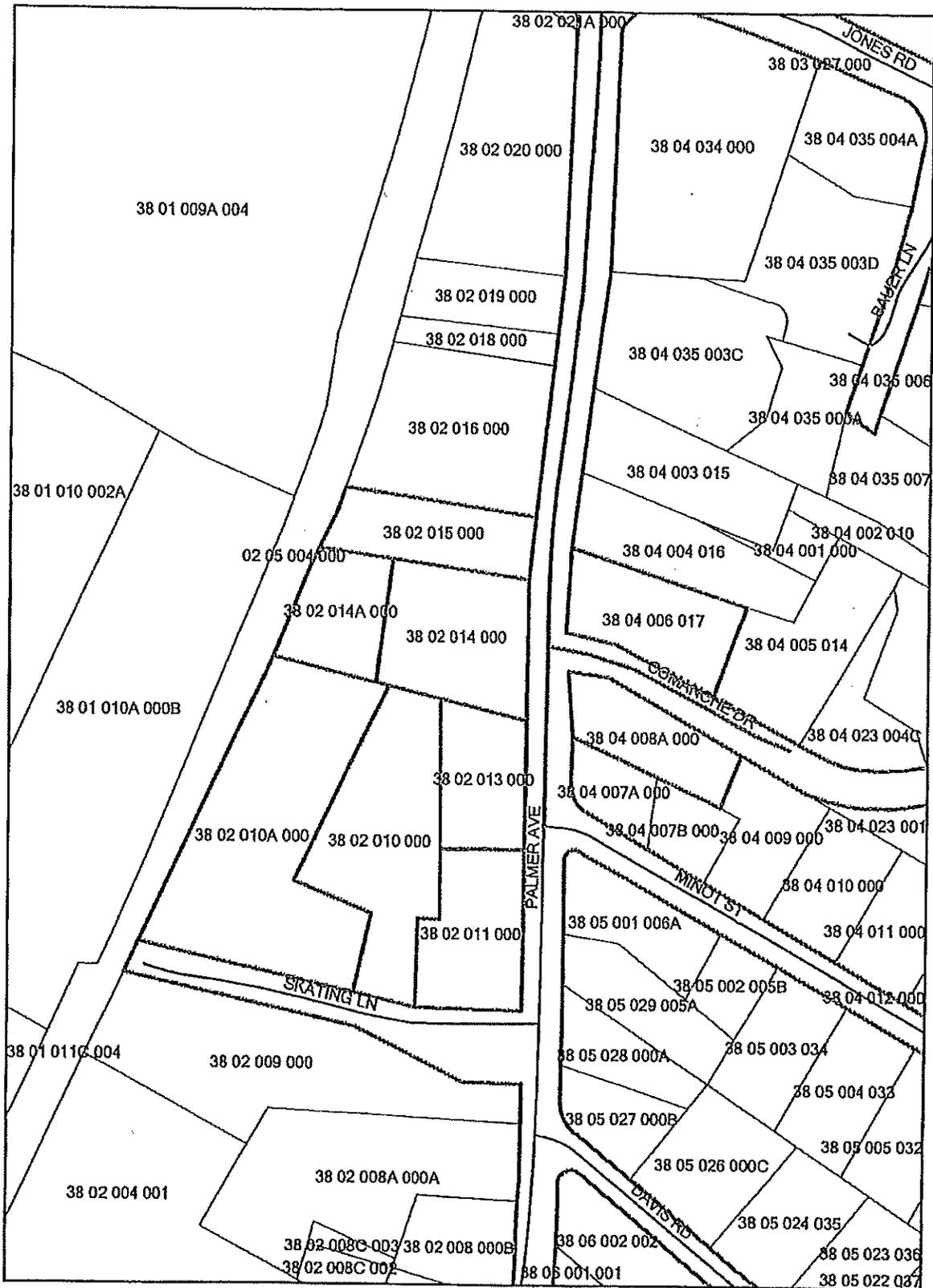
0 PALMER AVE OFF 38 02 014A 000
FALMOUTH AMVETS POST 70 LUC: 952
336 PALMER AVE
FALMOUTH, MA 02540-2862

950 PALMER AVE 38 02 015 000
LEWIS TRUSTEE MICHAEL P LUC: 101
LEWIS PALMER AVE RLTY TR
PO BOX 1038
FALMOUTH, MA 02541

327 PALMER AVE 38 04 008A 000
MCADAMS DONALD F LUC: 109
20 VESPER AVE
FALMOUTH, MA 02540

9 SKATING LN 38 02 010A 000
WOODS HOLE MARTHAS VINEYARD MANTUCKET
PO BOX 284
WOODS HOLE, MA 02543

336 PALMER AVE



PUBLIC HEARINGS

5. Wetlands/Dock Hearing – Teague I. Campbell – Reconstruct pier, ramp and float on the same general footprint as the existing dock in and over the waters of Rand’s Canal, located at 147 Bay Road Extension (15 minutes)



TOWN OF FALMOUTH

Office of the Town Manager & Select Board

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone (508) 495-7320

Fax (508) 457-2573

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Wetland Regulations) of the Zoning Bylaws of the Town of Falmouth on Monday, October 25, 2021 at 7:30 p.m. in the Select Board Meeting Room, Falmouth Town Hall, 59 Town Hall Square on the application of Teague I. Campbell for permission to reconstruct the pier, ramp and float on the same general footprint as the existing dock in the waters of Rand's Canal located at 147 Bay Road Extension, North Falmouth, MA. Area affected is Rand's Canal. Interested parties may review the file on this hearing at the Office of the Select Board.

Per Order of the
Select Board

Publication dates: Friday, October 1, 2021 and Friday, October 8, 2021; Falmouth Enterprise.

RECEIVED

SEP - 2 2021

TOWN OF FALMOUTH FALMOUTH TOWN CLERK
BOARD OF SELECTMEN



APPLICATION FOR PERMIT TO DREDGE, FILL OR OTHER ALTER WETLANDS
(As required under Section 240-77 (Wetland Regulations) of the Zoning Bylaw)

To the Board of Selectmen
Falmouth, MA

Date: 8/23/2021

The undersigned hereby applies to the Board of Selectmen as required by Section 240-77 of the Zoning Bylaws, for a permit to alter, as indicated below, the following described premises:

OWNER: Teague I. Campbell 147 Bay Road Ext., North Falmouth, MA 02556
(full name) (address)

AGENT: BSS Design, Inc. 164 Katharine Lee Bates Road, Falmouth, MA 02540
(full name) (address)

APPLICANT: Teague I. Campbell PO Box 11, North Falmouth, MA 02556
(full name) (address)

1. Location of Property: Map 05 Section 03 Parcel 011 Lot 002B

Street Name and House Number 147 Bay Road Extension

2. Body of water, marsh or stream affected: Rand's Canal

3. Description of property and project site: Developed Waterfront property
with a house, shed, seawall and dock.

a. Dimensions, Acreage of total parcel: 37,400 sf (0.86 Acres)

b. Length of water marsh frontage: 155'

c. Dimensions of area to be dredged: N/A Depth

d. Dimensions of area to be filled: None

e. Volume of dredging spoil to be moved: None

APPLICATION FOR PERMIT TO DREDGE, FILL OR OTHERWISE ALTER WETLANDS
(As required under Section 240-77 (Wetland Regulations) of the Zoning Bylaw)

Disposition of Spoil: N/A

f. Describe proposed riprap or bulkheading, if any: Existing Bulkhead

g. Other (docks, piers and etc.) Existing Dock License No. 3795

h. Method (equipment to be used) for proposed work: Marine Contractor

4. Purpose of proposed work: Private Recreational Use

5. Zoning which governs area: RB

6. Date of application for permit to dredge or fill from the Commonwealth of
Mass. No proposed dredging Army Engineers

7. Has a permit ever been approved or refused for this location by State,
Federal or Local Authority? Approved Order of Conditions

8. Remarks All waterfront structures are approved and licensed by the Town,
state and government

9. Project Summary for legal notice: This project is to reconstruct the pier,
ramp and float on the same general footprint as the existing dock.

Owner: Teague I. Campbell

Agent: BSS Design, Inc.

147 Bay Rd. Ext., N. Falmouth, MA 02556
(Name & Address)

164 Katharine Lee Bates Rd., Falmouth, MA 02540
(Name & Address)

TEL #: 508-563-9800

TEL #: 508-540-8805

Applicant: Same as Owner

(Name & Address)

TEL #: _____

DO NOT WRITE BELOW THIS SPACE, FOR SELECMEN'S OFFICE USE ONLY

September 1, 2021

Town of Falmouth
Board of Selectmen
59 Town Hall Square
Falmouth, MA 02540

Re: 147 Bay Road

To whom it may concern:

I, Teague I. Campbell, being an owner of the property at 147 Bay Road, North Falmouth, MA, give permission to Jeffrey E. Ryther, P.E., of BSS Design, Inc. to represent me regarding the application and hearing for the Selectmen's Wetland Permit.

Sincerely,

JEK for Applicant

Jeffrey E. Ryther, P.E. for
Teague I. Campbell

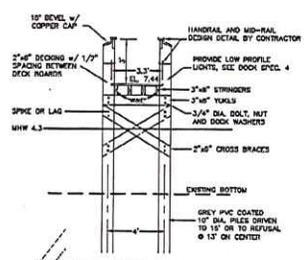
cc: BSS Design, Inc.

NOTES:

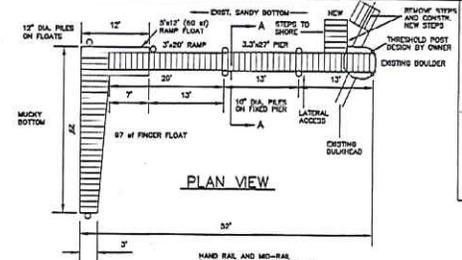
- LOCUS IDENTIFICATION:
HOUSE No. 147 BAY ROAD EXT.
ASSESSORS No. 03 01 0028
LOT 2B PLAN BOOK 120 PAGE 155
- LOCUS IS WITHIN:
ZONING DISTRICT: RB
FLOOD ZONE: AE EL. 15 AND ZONE X
BUILDING CODE WIND EXPOSURE CATEGORY: B
WIND-BORNE DEBRIS REGION
LOCUS IS NOT WITHIN:
ZONE II OF A PUBLIC WATER SUPPLY
WATER RESOURCE PROTECTION DISTRICT
COASTAL FOND OVERLAY DISTRICT
ENDANGERED SPECIES HABITAT
WILDLIFE CORRIDOR OVERLAY DISTRICT
BLACK BEACH / SIPPESSETT MARSH DCP
WAQUOIT BAY ACCO
- LOT COVERAGE BY STRUCTURE:
EXISTING 1,447 SF 3.8%
- CONTOURS ARE FROM ON-THE-GROUND SURVEY BASED ON NAVD, BENCH MARK: TOP OF CONCRETE FOUND. ELEVATION 9.42'. SOUNDINGS ARE BASED ON MLLW DATUM EL. 0.0
SEPTIC SYSTEM WAS DRAWN AS OUR INTERPRETATION OF RECORD AS-BUILT SKETCH FROM HEALTH DEPARTMENT.
EXISTING BUILDING (S) IS TO BE MEASURED TO CORNER BOARDS, NOT FOUNDATION.

DOCK SPECIFICATIONS

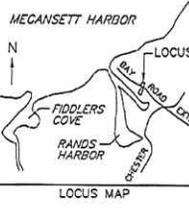
- ALL LARGE FASTENERS SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- PROPOSED TIMBER PILING SHALL NOT BE TREATED WITH ANY TOXIC PRESERVATIVES (USE PVC COATED).
- CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE WATERS OF RAND'S CANAL EACH DAY.
- THE MAXIMUM HORIZONTAL FOOT-CANDY F LEVEL SHALL NOT EXCEED 0.2 FOOT-CANDIES (FO).
- THE PROPOSED FLOAT SHALL BE EQUIPPED WITH A BUDDLER DECK OR STORED ON THE UPLAND.
- THE DECKING SURFACE OVER THE EXISTING SALT MARSH SHALL HAVE A MINIMUM OF 2" SPACING.
- ALL VISIBLE FASTENERS (NAILS, ETC.) USED ON DOCKING AND RAILS SHALL BE STAINLESS STEEL.



PIER SECTION AA
SCALE: 1"=5'

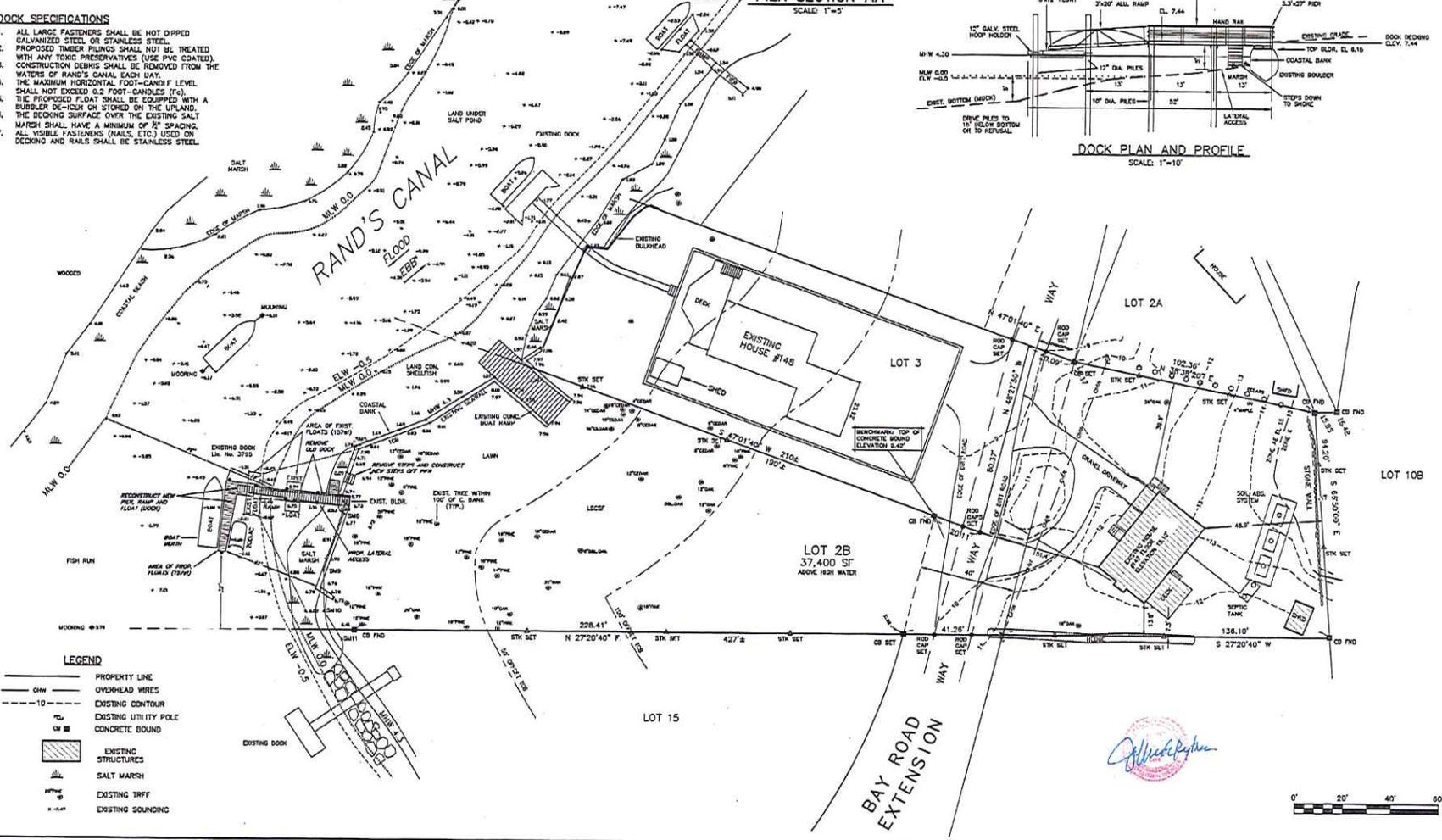


DOCK PLAN AND PROFILE
SCALE: 1"=10'



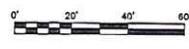
BSS DESIGN
ENGINEERING & SURVEYING
www.bssdesign.com
800 Design, Incorporated
104 Waterbury Lane, Suite 104
North Falmouth, Massachusetts 02546
508.540.8800 FAX 508.548.8233

PLOT PLAN - DOCK RECONSTRUCTION
PREPARED FOR
TEAGUE CAMPBELL
147 BAY ROAD EXT.
NORTH FALMOUTH, MASSACHUSETTS



- LEGEND**
- PROPERTY LINE
 - OVERHEAD WIRES
 - EXISTING CONTOUR
 - EXISTING UTILITY POLE
 - CONCRETE BOUND
 - EXISTING STRUCTURES
 - SALT MARSH
 - EXISTING TRFF
 - EXISTING SOUNDING

scale 1" = 20'
DATE JAN. 7, 2021
DRAWN JER
CHECKED JER
JOB NUMBER 16184
REVISIONS
MAY 8, 2021
1. REMOVED ADDRESS STEPS.
2. REMOVED FLOAT AREA FROM 180' OF 15' SET OF
3. REDUCED WIDTH OF NEW PIER FROM 4' TO 3.5'.
JULY 18, 2021
1. REMOVED STEPS AND CONSTRUCT NEW STEPS.
3. REMOVED 200AC.
JULY 22, 2021
1. CORRECTED SITE PLAN.
sheet
SITE PLAN AND DETAILS
drawing number 824-99



John J. Pappas



Town of Falmouth Assessing Department

59 Town Hall Square, Falmouth MA 02540

Telephone: 508-495-7380

Fax: 508-495-7384

REQUEST OF CERTIFIED ABUTTERS LIST

Name of person requesting abutters list: Diane Davidson

Address of person requesting abutters list: Town Manager's Office

Phone: x 7321

Abutters to (subject property): Map 05 Section 03 Parcel 011 Lot 002B ✓
Map _____ Section _____ Parcel _____ Lot _____
Map _____ Section _____ Parcel _____ Lot _____

Lot size of subject property: _____

Location of subject property: 147 Bay Road Extension, North Falmouth, MA 02556 ✓

Check one:

Direct abutters (includes properties across street)

Direct abutters in local Historic District (Includes properties across the street) within 100'

Immediate abutters (includes only properties with a common property line)

Immediate abutters plus churches and schools within 500'

Properties within 300' ✓

Properties within 300' or abutters abutter to abutter whichever is closest

Properties within 100'

Other (specify) _____

RECEIVED

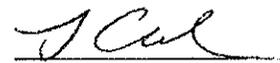
SEP 08 2021

Board of Assessors, Town of Falmouth

Fee. \$25.00 Total N/A

147 BAY RD

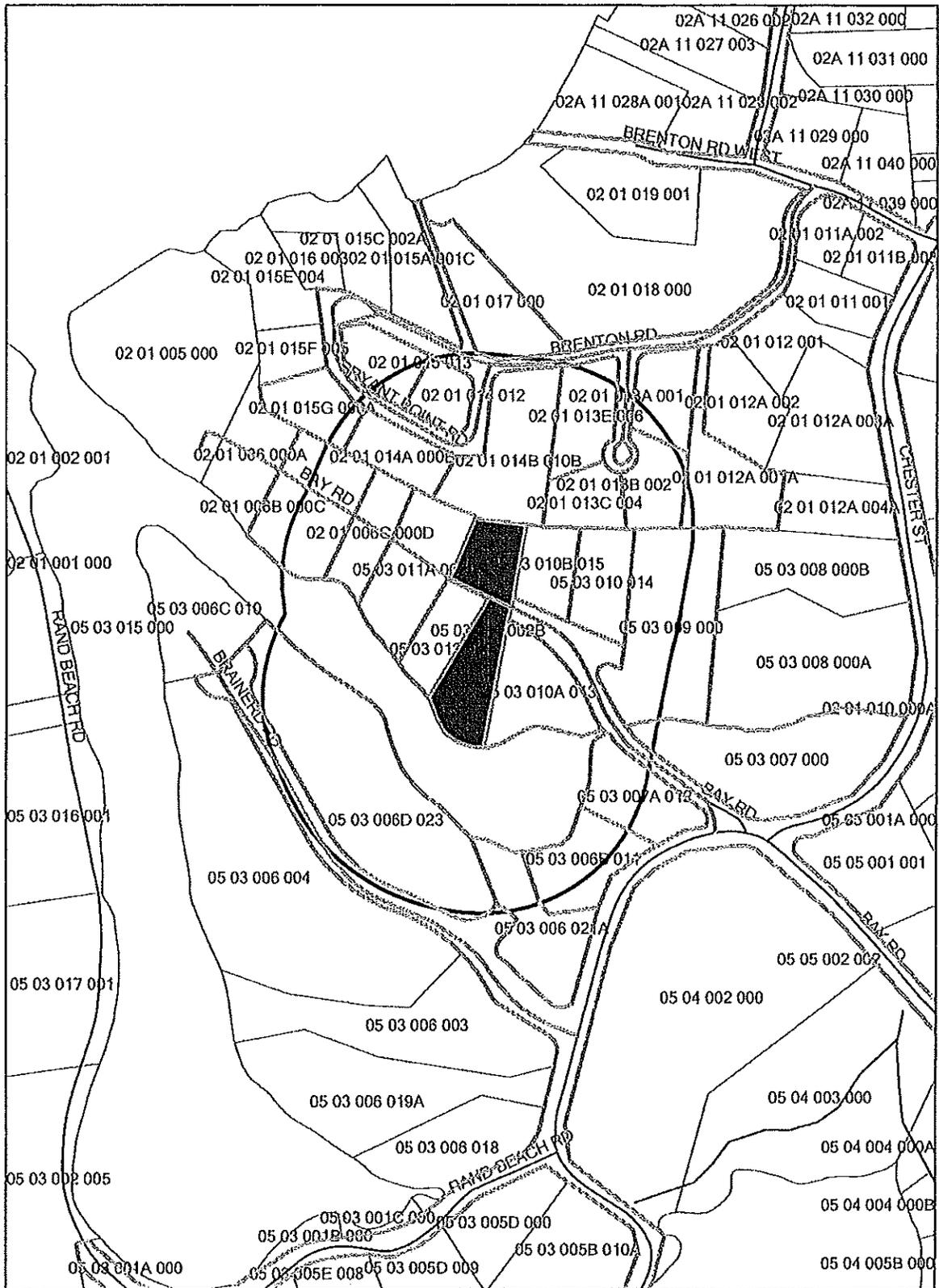
CERTIFIED

A handwritten signature in cursive script, appearing to read "Bruce Cabral", is written over a horizontal line.

Bruce Cabral
Assistant Assessor
Town of Falmouth, MA
September 8, 2021

57 BRYANT POINT RD BALDWIN BRADFORD L PO BOX 41 N FALMOUTH, MA 02556	02 01 015G 000A LUC: 101	123 CHESTER ST KINDER THOMAS DESANTIS DOREEN C 123 CHESTER ST NORTH FALMOUTH, MA 02556-2414	05 03 007 000 LUC: 101	0 BAY CREST LN POWER TRUSTEE JOHN F LOT 8 BAY CREST LANE TRUST 9 WHITTIER RD WELLESLEY, MA 02481-5207	02 01 013E 006 LUC: 130
73 BRYANT POINT RD BANNAN KEVIN A BANNAN CATHERINE G 8 MINUTEMAN RD HINGHAM, MA 02043	02 01 014B 010B LUC: 101	157 BAY RD LINSE TRUSTEE DONNALYNEE M MAHONEY TRUSTEE MICHAEL J 5 ESSEX RD MEDFIELD, MA 02052-1608	02 01 006C 000D LUC: 101	138 BAY RD SPINELLI TRUSTEE CHRISTOPHER P & SANDRA SPINELLI IRR TRUST 146 NEVADA ST NEWTONVILLE, MA 02460	05 03 010A 013 LUC: 101
145 CHESTER ST BARRETT BARTON TRUSTEE MARGARET CHESTER ST REALTY TRUST PO BOX 635 NORTH FALMOUTH, MA 02556-0835	05 03 006B 011 LUC: 101	153 BAY RD LINSE TRUSTEE LAURENCE W LW LINSE IRRREV TRUST PO BOX 1001 N FALMOUTH, MA 02556-1001	05 03 011A 002A LUC: 101	126 BAY RD TORTORELLA KEITH VAN ETEN MARIANELLA 126 BAY RD N FALMOUTH, MA 02556	05 03 007A 012 LUC: 101
56 BRYANT POINT RD CAMERON DUKE E CAMERON CLAUDIA O 2209 SOUTH RD BALTIMORE, MD 21209	02 01 015 013 LUC: 101	131 BAY RD MARCHESELLI TRUSTEE EDWARD A MARCHESELLI TRUSTEE LEIGH A 180 W BENTON AVE UNIT 301 NAPERVILLE, IL 60540	05 03 009 000 LUC: 101	163 BAY RD TYNELL SCOTT A TYNELL MARY C PO BOX 469 NORTH FALMOUTH, MA 02556-0469	02 01 006B 000C LUC: 101
148 BAY RD CAMPBELL MARK CAMPBELL ESTATE OF HERBERT BRADLEY PO BOX 1766 NORTH FALMOUTH, MA 02556	05 03 012 003 LUC: 101	0 BRYANT POINT RD MATJEN REALTY CORP PO BOX 41 C/O BRADFORD BALDWIN N FALMOUTH, MA 02556	02 01 014A 000B LUC: 130	135 BAY RD WEINTRAUB TRUSTEE LEWIS R WEINTRAUB TRUSTEE JOAN S 32 GREY STONE PATH DEDHAM, MA 02026	05 03 010 014 LUC: 101
147 BAY RD CAMPBELL TEAGUE I PO BOX 11 NORTH FALMOUTH, MA 02556	05 03 011 002B LUC: 101	4 BAY CREST LN MOLLOY TRUSTEE JEAN DONNELLY TRUSTEE MARGARET A 100 GARFIELD RD C/O JEAN MOLLOY WEST HARTFORD, CT 08107	02 01 013A 001 LUC: 101		
159 CHESTER ST CREED JOHN R CREED SUSAN C 159 CHESTER ST NORTH FALMOUTH, MA 02556	05 03 006 021A LUC: 101	40 BRYANT POINT RD MOODY TRACY L 2800 POST OAK BLVD SUITE 4100 HOUSTON, TX 77066	02 01 014 012 LUC: 101		
0 BRENTON RD DONNELLY JR TRUSTEE JOHN E SULLIVAN TRUSTEE ELAINE M 100 GARFIELD RD WEST HARTFORD, CT 08107	02 01 017 000 LUC: 132	139 BAY RD MULLOWNEY TRUSTEE PATRICK J MULLOWNEY TRUSTEE JOANNE A PO BOX 744 NORTH FALMOUTH, MA 02556	05 03 010B 015 LUC: 101		
20 BRAINERD RD GALLAGHER WILLIAM H GALLAGHER PENELOPE PO BOX 1654 N FALMOUTH, MA 02556-1654	05 03 006D 023 LUC: 101	12 BAY CREST LN POWER JOHN F POWER MARY C 9 WHITTIER RD WELLESLEY, MA 02481-5207	02 01 013B 002 LUC: 101		
20 BRENTON RD HANNON BARON TRUSTEE AMY HANNON JR TRUSTEE BARRY THOMAS 60 LYNDON RD WRENTHAM, MA 02093	02 01 012A 001A LUC: 101	11 BAY CREST LN POWER JOHN F POWER MARY C 9 WHITTIER RD WELLESLEY HILLS, MA 02481	02 01 013C 004 LUC: 101		

147 BAY RD



Diane Davidson

From: Diane Davidson
Sent: Friday, September 3, 2021 10:12 AM
To: Jennifer Lincoln
Cc: Gregg Fraser - Marine & Environmental Services (gregg.fraser@falmouthma.gov); Charles Martinsen; Amy Coughlin
Subject: Wetlands/Dock Permit Application - 147 Bay Road Extension
Attachments: Transmittal Selectmen Application & Exhibits 147 Bay Road Ext.pdf; PP Dock Recon 147 Bay Rd rev 7-22-21.pdf

To all,

The Select Board has received the attached application for a special permit to reconstruct a dock.

Applicant: Teague I. Campbell
Location: 147 Bay Road Extension, North Falmouth
Proposed Work: Project to reconstruct the pier, ramp and float on the same general footprint as the existing dock.
Body of Water: Rand's Canal

Please forward a copy of the Order of Conditions and any recommendations or additional documents you may have for the Select Board by Wednesday, September 22, 2021. The hearing is scheduled at the Select Board meeting on Monday, September 27, 2021 at 7:30 p.m.

Thank you,

Diane

*Diane S. Davidson
Office Manager/Licensing
Office of the Town Manager and Select Board
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540
diane.davidson@falmouthma.gov
(508) 495-7321*

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bell was uncov-
of some of the
aintenance and

Legal Notices

NOTICE OF A PUBLIC HEARING Removal of Public Shade Trees Town of Falmouth, Department of Public Works

Pursuant to Massachusetts General Laws Chapter 87, Sections 3 and 4, a public hearing will be held on Monday September 27th, 7:30 PM in the Selectmen's Meeting Room at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public tree(s):

1. 300 Main Street – Removal of 2 American Elms *Ulmus americana* (DBH 52" & 40") Diagnosis: Stem and branch cankering caused by *Botryosphaeria* and *Phomopsis*. New street trees will be planted for their replacement

The tree(s) identified above have been posted for public inspection. Any objections to their removal must be submitted in writing to the Tree Warden prior to or during the hearing. The mailing address for the Tree Warden is Department of Public Works, Town of Falmouth, 416 Gifford Street, Falmouth, MA 02540. Email: jeremiah.pearson@falmouthma.gov. Phone: 508-457-2543 x3008

September 10, 2021

Falmouth Zoning Board of Appeals Notice of Public Hearing for October 7, 2021

Notice is hereby given of the following Public Hearing @ 6:30pm and Open Meeting in the Selectmen's Meeting Room, Town Hall on Thursday October 7, 2021

Continuation(s)
#041-21 O'Reilly, 14 Montgomery Avenue, Falmouth
#057-17M Northstar Place LLC, 123 Brick Kiln Road, East Falmouth

Application # 071-21 Thomas and Kara Crowley: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to elevate the existing dwelling to comply with flood zone standards on subject property known as 12 Coatuit Road, North Falmouth, Ma.

Application # 072-21 Doris Frechette: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to construct an addition to the pre-existing, non-conforming accessory structure on subject property known as 79 Jones Road, Falmouth, Ma.

Application # 073-21 Lisa A. and Andrew J. Perrin, Trustees: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to construct an attached garage addition with habitable space above on subject property known as 54 Marshall Drive, East Falmouth, Ma.

Files are available in the Board of Appeals Office at Town Hall for review by interested parties.

September 10, 17, 2021

Department Of Environmental Protection Waterways Regulation Program Notice of License Application Pursuant to M.G.L. Chapter 91 Waterways License Application Number W21-6030 Michael Kachadobrian

**NOTIFICATION DATE: September
10, 2021**

Public notice is hereby given of the Waterways application by Michael Kachadobrian to install and maintain a float at 50 Muskegat Road, in the municipality of Falmouth, in and over the waters

of Eel Pond. The proposed project has been determined to be waterdependent.

The Department will consider all written comments on this Waterways application received within 30 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (508) 946-2707. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment, at the address below.

Written comments must be addressed to: Brendan Mullaney Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347 or brendan.mullaney@mass.gov

September 10, 2021

Department Of Environmental Protection Waterways Regulation Program Notice of License Application Pursuant to M.G.L. Chapter 91 Waterways License Application Number W21- 6031 Steven Balas

**NOTIFICATION DATE: September
10, 2021**

Public notice is hereby given of the waterways application by Steven Balas to install and maintain a float at 64 Muskegat Road, in the municipality of Falmouth, in and over the water of Eel Pond. This proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received within 30 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (508) 946-2707. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment, at the address below.

Written comments must be addressed to: Brendan Mullaney Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347 or brendan.mullaney@mass.gov

September 10, 2021

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGE- MENT AGENCY

Proposed Flood Hazard Determinations for the Town of Falmouth, Barnstable County, Massachusetts, Case No. 21-01-1047P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your

community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FIMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

September 3, 10, 2021

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Welland Regulations) of the Zoning Bylaws of the Town of Falmouth on Monday, September 27, 2021 at 7:30 p.m. in the Select Board Meeting Room, Falmouth Town Hall, 59 Town Hall Square on the application of Chapaquoit Associates for permission to perform a waterfront improvement project which includes the installation of two 12-inch timber piles on an existing licensed timber pier adjacent to a licensed and existing stone jetty in the waters of West Falmouth Harbor located at 20 Associates Road, West Falmouth, MA. Area affected is West Falmouth Harbor. Interested parties may review the file on this hearing at the Office of the Select Board.

Per Order of the
Select Board

September 10, 17, 2021

PUBLIC HEARING NOTICE

You are hereby notified that a hearing will be held at Falmouth Town Hall in the Small Conference Room at 2:00 p.m. on Thursday, September 23, 2021, upon the petition of NSTAR Electric Company d/b/a Eversource Energy to install 60' feet of 4" Conduit and One (1) Handhole Southeasterly from new handhole at base of pole #215/5 on Fairview Avenue, Falmouth. This work is to be done to provide electric service to 66 Allen Avenue.

Per Order of the Falmouth Select Board

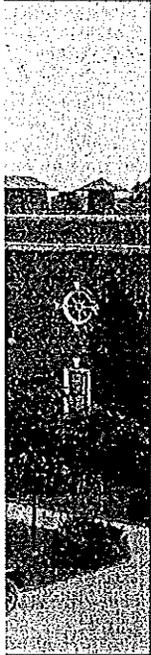
September 10, 2021

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Welland Regulations) of the Zoning Bylaws of the Town of Falmouth on Monday, September 27, 2021 at 7:30 p.m. in the Select Board Meeting Room, Falmouth Town Hall, 59 Town Hall Square on the application of Teague J. Campbell for permission to reconstruct the pier, ramp and float on the same general footprint as the existing dock in the waters of Rand's Canal located at 147 Bay Road Extension, North Falmouth, MA. Area affected is Rand's Canal. Interested parties may review the file on this hearing at the Office of the Select Board.

Per Order of the
Select Board

September 10, 17, 2021



or high school.
now stands in a
Public Library.



PUBLIC HEARINGS

6. Application for Renewal of Shellfish Aquaculture License #A11-05 issued to Daniel Ward of Ward Aquafarms, LLC, 51 North Falmouth Highway, for a 2.6-acre site in the waters of Megansett Harbor outside of the mouth of Rands Canal (10 minutes)

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Wetland Regulations of the Zoning Bylaw) on a request for the renewal of Shellfish Aquaculture Permit #A11-05 by Daniel Ward of Ward Aquaculture, LLC, 51 North Falmouth Highway, North Falmouth, MA 02556, for a 2.6-acre parcel in the waters of Megansett Harbor outside the mouth of Rands Canal. Said hearing will be held on Monday, October 25, 2021 at 7:30 p.m. in the Select Board meeting room, Town Hall, 59 Town Hall Square, Falmouth, MA.

LICENSING BOARD

Douglas C. Brown
Nancy R. Taylor
Samuel H. Patterson
Megan English Braga
Onjalé Scott Price

Falmouth Enterprise publication dates: Friday, October 1, 2021 and Friday, October 8, 2021.

Charitable Foundation awarded \$20,000 to 23 teachers in Falmouth and on Martha's Vineyard in its first Celebrate the Art of Teaching Project Grants.

Celebrate the Art of Teaching Project Grants are designed to fund programs that enhance and support students' educational enrichment by adding that "something extra" outside the basic curriculum.

equipment and instructional materials for math, science and language art programs, author visits to the schools, and creative writing workshops.

The next Art of Teaching Project Grant deadline is April 8, 2022.

A complete list of grant recipients and their projects, and grant guidelines may be viewed at community.mvbank.com.

Legal Notices

BOARD OF HEALTH MEETING

October 4, 2021 at 6:30 p.m.
Morse Pond School Auditorium
323 Jones Rd Falmouth, MA 02540
This meeting is being held in-person

The Board will be discussing a proposed poultry regulation and is seeking input from the public. The draft regulation can be seen at www.falmouthma.gov/1267/POULTRY. Request for a copy can be made by email at health@falmouthma.gov, calling the Health Department at 508-495-7485 or by visiting the Health Department M-F 8-4:30.

October 1, 2021

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under section 231-15.1D (Promulgation of Mooring Regulations) on Monday, October 25, 2021 at 7:30pm in the Select Board Meeting Room. The purpose of the hearing is to amend or otherwise modify the mooring regulations relating to House floats and Houseboats. Interested parties may review the draft regulations at the Harbormaster's Office or online at <https://www.falmouthma.gov/233/Harbormaster>.

Per order of the
Select Board

October 1, 8, 2021

Falmouth Zoning Board of Appeals Notice of Public Hearing for October 21, 2021

Notice is hereby given of the following **Public Hearing @ 6:30pm and Open Meeting** in the Selectmen's Meeting Room, Town Hall on **Thursday October 21, 2021**

Continuation(s)

#069-21 Falmouth Housing Corporation and Affirmative Investments, Inc., 24 Scranton Avenue and 763 Main Street, Falmouth

Application # 074-21 Falmouth Boatyard, LLC: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 and 240-109 B. of the Code of Falmouth to construct a building to build boats on subject property known as 550 East Falmouth Highway, East Falmouth, Ma.

Application # 077-21 Robert M. Schaub and Theresa Rivera-Schaub: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. and 240-69 E. of the Code of Falmouth to raze and reconstruct the existing non-conforming single family dwelling on subject property known as 48 Bywater Court, Falmouth, Ma.

Application #079-21 Anna Michel: Applied to the Zoning Board of Appeals for a special permit

pursuant to section(s) 240-69 E. of the Code of Falmouth to allow a plunge pool; increasing lot coverage by structures on subject property known as 137 Shore Street, Falmouth, Ma.
Application # 080-21 Robert J. Pasquale and Laura Keenan: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. and 240-69 E. of the Code of Falmouth to construct an addition to the nonconforming single family dwelling, exceeding 20% lot coverage by structures on subject property known as 11 Harrington Street, Teaticket, Ma.

Files are available in the Board of Appeals Office at Town Hall for review by interested parties

September 24, 2021
October 1, 2021

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Wetland Regulations) of the Zoning Bylaws of the Town of Falmouth on Monday, October 25, 2021 at 7:30 p.m. in the Select Board Meeting Room, Falmouth Town Hall, 59 Town Hall Square on the application of Teague I. Campbell for permission to reconstruct the pier, ramp and float on the same general footprint as the existing dock in the waters of Rand's Canal located at 147 Bay Road Extension, North Falmouth, MA. Area affected is Rand's Canal. Interested parties may review the file on this hearing at the Office of the Select Board.

Per Order of the
Select Board

October 1, 8, 2021

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under Section 240-77 (Wetland Regulations) of the Zoning Bylaw on a request for the renewal of Shellfish Aquaculture Permit #A11-05 by Daniel Ward of Ward Aquaculture, LLC, 51 North Falmouth Highway, North Falmouth, MA 02556, for a 2.6-acre parcel in the waters of Megansett Harbor outside the mouth of Rands Canal. Said hearing will be held on Monday, October 25, 2021 at 7:30 p.m. in the Select Board meeting room, Town Hall, 59 Town Hall Square, Falmouth, MA.

LICENSING BOARD

Douglas C. Brown
Nancy R. Taylor
Samuel H. Patterson
Megan English Braga
Orjalé Scott Price

October 1, 8, 2021

THE ENTERPRISE
Don't miss out on important town developments and news while you are away. Be in the know with a digital or mailed copy of The Enterprise. We now offer first class mail for faster delivery.
Call us at 508.299.8379
or visit us at CapeNews.net to subscribe.

New in C
Oct. 5 | Oct. 12 |
SUSAN ORLEON
ON ANIM
Check our website for
Order online
Curbside pickup and delivery
189 Main St. • Falmouth, MA
www.celebrate.com

Falmouth Housing Corporation
Affordable Housing
GIFFORD WORKFORCE II APARTMENTS
Funding provided by MassHousing, D+H and Falmouth Affordable Housing Fund

Public Information Session
are scheduled for:
Wednesday, September 15, 2021 at 2:00pm
Saturday, October 2, 2021 at 2:00pm
Falmouth Housing Corporation
Community Room
704 Main Street
Falmouth, MA 02540

**Maximum Household Income Per
Rent Includes Utilities**

	Monthly Rent	1 Per
1 Bedroom		
50% AMI	\$911	\$34
80% AMI	\$1,175	\$54

Application
Applications will be available at:
www.falmouthhousingcorp.org
Falmouth Housing Corporation
in box labelled "Gifford Workforce II Apartments"
and
Falmouth Town Hall - Falmouth Library - Wood
Mashpee Wampanoag Tribe Community & Govt
Falmouth Housing Authority - Mashpee Housing
Use and Occupancy Restrictions Apply. LEP Services
For more information or reasonable accommodations
Falmouth Housing Corporation 508-540-
TTY/TTD 800-439-2370

Falmouth Housing Corporation does not discriminate on the basis of race or admission to its programs or employment, or in its programs, activities, or services, or to request a reasonable modification of housing, when

TOWN OF FALMOUTH
APPLICATION FOR RENEWAL OF SHELLFISH GRANT LICENSE

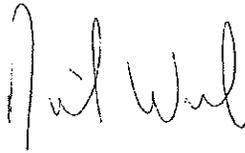
Date: September 27, 2021

TO: Board of Selectmen
59 Town Hall Square
Falmouth, MA 02540

I hereby request renewal of Shellfish Grant License A11-05, located in outer Megansett Harbor, in Falmouth, MA, and consisting of 2.6 acres, and dated October 21, 2011, for a ten year period.

I agree to pay to the Town of Falmouth, within thirty days after approval, the annual fee.

Signature:



Name:

Daniel Ward

Business Name (if applicable):

Ward Aquafarms, LLC

Mailing Address:

51 North Falmouth Highway

North Falmouth, MA 02556

Email:

dan@wardaquafarms.com

Telephone Number:

██████████

5-YEAR PLAN

Grant #: A11-05 Name: Daniel Ward
Location: Outer Megansett Harbor

I. Types of Shellfish to be Raised:

Eastern oyster (*Crassostrea virginica*)
Hard clams (*Mercenaria mercenaria*)
Bay scallops (*Argopecten irradians*)

II. Method of Propagation:

Shellfish located in cages, located on the bottom of the lease area.
Shellfish located in trays, located under the floating platform attached to commercial aquaculture mooring #89.

III. Means of Access:

Boat from either a slip in Fiddlers Cove Marina, or via boat on trailer launched from public boat launch in Inner Megansett Harbor.

IV. Equipment to be Used:

Cages (PVC coated metal wire), located on the bottom of the lease area.
Trays (PVC coated metal wire), located under the floating platform attached to commercial aquaculture mooring #89.



TOWN OF FALMOUTH

Office of the Town Manager & Selectmen

59 Town Hall Square, Falmouth, Massachusetts 02540
Telephone (508) 495-7320
Fax (508) 457-2573

November 3, 2011
Amended April 14, 2014

Aquaculture License # A11-05

Daniel Ward
51 North Falmouth Highway
North Falmouth, MA 02556

Paul Diodati, Director
Massachusetts Division of Marine Fisheries
251 Causeway Street, Suite 400
Boston, MA 02114

Shellfish Aquaculture License General Laws Ch. 130, § 57

DANIEL WARD

On October 3, 2011 the Falmouth Board of Selectmen unanimously voted to grant Daniel Ward, of East Falmouth, MA a shellfish aquaculture license under the authority of General Laws ch. 130, § 57. An application was filed with the Board of Selectmen on September 22, 2010. In accordance with applicable law a public hearing was noticed for December 6, 2010 at which time a vote was taken and the application approved subject to the terms and conditions set forth herein. The applicant holds an Order of Conditions from the Falmouth Conservation Commission dated September 27, 2011 for the same activity in accordance with the wetlands protection act, G.L. ch. 131, § 40 and the Falmouth Wetlands protection by-law and regulations.

The Board of Selectmen finds that the applicant is sufficiently qualified in terms of knowledge and experience to operate the shellfish aquaculture license in the best interest of the town, its natural resources and its shellfish industry.

In conformity with ch. 130, § 57 the Board of Selectmen hereby grants a shellfish aquaculture license to Daniel Ward of East Falmouth, MA to grow eastern oysters at all times of the year in racks that will sit on the ocean floor within the licensed area. A more complete legal description is as follows:

LEGAL DESCRIPTION

A 2.60 acres parcel in the waters of Megansett Harbor outside of the mouth of Rands Canal, shown on a map provided by the applicant, with the following geographic coordinates describing the corner boundaries of the project:

- A. 41° 39' 16.20" x 70° 37' 51.00"
- B. 41° 39' 10.98" x 70° 37' 48.90"
- C. 41° 39' 14.61" x 70° 37' 46.53"
- D. 41° 39' 11.76" x 70° 37' 45.42"

On April 14, 2014, the Falmouth Board of Selectmen voted to approve the amendment to this license to add additional species of shellfish, specifically quahogs (*Mercenaria mercenaria*) and bay scallops (*Argopecten irradians*).

The license is further subject to the following terms and conditions.

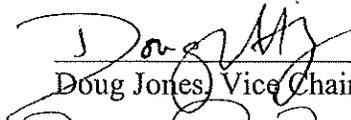
1. Maintenance may be done only during daylight hours.
2. The applicant shall comply with all Town of Falmouth Shellfish Aquaculture rules and regulations.
3. The applicant is not authorized to violate any zoning by-laws of the Town of Falmouth or violate the private property rights of others.
4. The licensed area shall be clearly marked with floats or buoys.
5. All trash, shells, seaweed and other debris must be disposed of in a suitable place.
6. The fee for the license is \$25.00 per acre per year.
7. The term of the license is for ten (10) years beginning with the date of its approval by the Director of the Division of Marine Fisheries.

Date: April 14, 2014

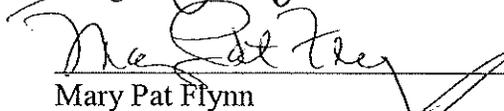
Falmouth Board of Selectmen



Brent Putnam, Chairman



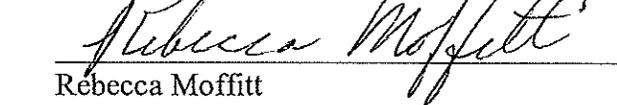
Doug Jones, Vice Chairman



Mary Pat Flynn



Kevin Murphy



Rebecca Moffitt

PUBLIC HEARINGS

7. Application for an Alteration of the Licensed Premises of an All Alcoholic Common Victualler License – Pickle Jar Ltd. d/b/a Pickle Jr Kitchen at 170 Main Street, Falmouth

Hearing is rescheduled to November 8, 2021.
(The applicant missed mailing notices to abutters.)

Re-advertised for November 8, and notices have now been mailed to abutters.

BUSINESS

1. Discussion/update on COVID-19 issues (10 minutes)

BUSINESS

2. Discussion/vote on special cable council's recommendation for "friendly" preliminary denial of renewal of cable license (10 minutes)

Memorandum
To
Select Board of the Town of Falmouth
From
William H. Solomon
Special Cable Counsel
Regarding “Friendly” Preliminary Denial of Cable Television License Renewal
of Comcast of Massachusetts II, Inc.

(October 19, 2021)

1. I recommend that the Select Board vote to issue a “friendly” preliminary denial of the renewal cable license of Comcast Cable Communications Management, LLC (“Comcast”) in order to preserve the rights of all parties as both sides continue to work together to finalize a Renewal License agreement.
2. Attached hereto is the proposed motion and vote, entitled: “Motion and Vote to Issue a Friendly Preliminary Assessment of Denial of the Cable License Renewal of Comcast Cable Communications Management, LLC To Allow Additional Time For The Parties To Complete Cable License Renewal Agreement”.
3. The current Comcast Renewal License will remain in effect until a new Renewal License Agreement is entered into and the Renewal License issued by the Board.



William H. Solomon
Special Cable Counsel

**TOWN OF FALMOUTH
SELECT BOARD
AS CABLE TELEVISION LICENSING ISSUING AUTHORITY**

**Motion and Vote to Issue a Friendly Preliminary Assessment of Denial of the
Cable License Renewal of Comcast Cable Communications Management, LLC
To Allow Additional Time For The Parties To Complete
Cable License Renewal Agreement**

WHEREAS, the Town of Falmouth (“Town”) is desirous of completing the Cable Television License Renewal process and finalizing the Cable License Renewal Agreement (“Renewal License”) with Comcast Cable Communications Management, LLC (“Comcast”), pursuant to the informal licensing process set out in Section 626(h) of the Cable Act;

WHEREAS, Comcast and the Town have engaged in a good faith cable license negotiation process and reached agreement on the fundamental terms of the Renewal License Agreement; and

WHEREAS, the Select Board (“Board”) as Cable Television License Issuing Authority deems it prudent to protect the interests of all parties with respect to the formal license renewal process.

NOW THEREFORE, because the Renewal License has not yet been finalized and issued by this Board, and in order to protect the interests of the Town and Comcast as both parties work to finalize the Renewal License, the Board, pursuant to Section 626(c)(1) of the Cable Act, hereby votes to issue this “Friendly Preliminary Assessment of Denial” to provide additional time to complete the license renewal process and issue the Renewal License.

In order to provide the best opportunity for the parties to expeditiously reach an agreement regarding a Cable Television Renewal License, the Town’s Special Counsel for this cable license renewal will file a request/motion with the Department of Telecommunications and Cable of the Commonwealth of Massachusetts to extend the time for the Town to file a “written statement detailing the reasons for its preliminary denial” pursuant to 207 CMR 3.06(3). This will provide additional time for the parties to finalize the Renewal License, without the need to devote time and attention to matters other than the completion thereof.

**SELECT BOARD
TOWN OF FALMOUTH**

Dated: October ___, 2021

BUSINESS

3. follow-up discussion on North/West Fire Station (20 minutes)

FALMOUTH FIRE RESCUE DEPARTMENT
CURRENT (as of April-May 2022) AND FUTURE STAFFING CONSIDERATIONS
As presented to the BOS on October 25th 2021

April-May 2022

Headquarters	Woods Hole	North Falmouth	West Falmouth	East Falmouth
Sta. 1	Sta. 2	Sta. 3	Sta. 4	Sta. 5
1-Captain (SC)	2 FF	2 FF	2 FF	1 Lieutenant
1 Lieutenant				3 FF
4 FF				
6	2	2	2	4

18-19
Per Shift
April-May 22

Future Staffing
 Upon opening of Hatchville

Headquarters	Woods Hole	North/West (new)	Hatchville	East Falmouth
Sta. 1	Sta. 2	Sta. 3	TBD #	Sta. 5
1-Captain (SC)	2 FF	1- Lieutenant	1-Lieutenant	1-Lieutenant
1-Lieutenant		3 FF	3 FF	3 FF
4 FF				
6	2	4	4	4

20
Per Shift

BUSINESS

4. Report – Solid Waste Advisory Committee (15 minutes)

Diane Davidson

From: Alan Robinson [REDACTED]
Sent: Friday, October 22, 2021 11:46 AM
To: Diane Davidson
Cc: Amy Roth; Mary Ryther; Peter McConarty
Subject: Solid Waste Advisory Committee Update to Select Board - October 25, 2021
Attachments: SWAC Recs 2019-2021 Progress Table - Final.docx; Tabular Summary SWAC 10.22.21.pdf

Hi Diane. Please include this email and attachments in the Select Board members packets.

To the Select Board

Thank you for the opportunity to provide you with an annual update on the Solid Waste Advisory Committee's activities, initiatives and goals.

Members of the board will recall the high degree of frustration voiced on our behalf by our then chair Linda Davis when we last reported to you in September 2021. That frustration was generated by absence of action and/or communication by the administration on several solid waste/recycling issues.

Monday night, we look forward to describing to you how much has changed in the past year. Two factors, the hiring of Falmouth's first Recycling and Solid Waste Coordinator and the Department of Public Works' leadership's interest in collaboration and messaging to the community, are generating this change.

We also will be pleased to report that after partnering with the Board of Health over the past several months, the BOH will be conducting a second hearing on November 1st on the rules and regulations for Mandatory Recycling in Falmouth, to be followed (we hope) by voting that same night to approve.

Two documents are attached. The first takes the nine requests the SWAC made of the Board in September 2019 and provides a status update. The second is a tabular presentation of the Solid Waste/ Recycling issues and elements in which we and the Town are engaged and associated goals, responsibilities, status, and requests for support. Our PowerPoint presentation Monday night will include the "requests" document, albeit an edited version for brevity. We will draw from the tabular presentation, but not present the table due the necessary limits on time.

While progress has been made, the Town faces significant challenges - financial, participatory, sustainability - with respect to solid waste and recycling management. Internal to our committee we face a significant challenge. Two of our most dedicated and hard working members - Linda Davis and Marc Finneran - will drop off the committee July 1 due to term limits. While we trust that both Linda and Marc will remain engaged, we ask that the Board and Administration effectively message to the community about the upcoming vacancies and the opportunity to provide an important service for the greater good.

We look forward to your questions and suggestions and partnering with you over the next twelve months.

For the Solid Waste Advisory Committee
Alan Robinson. Chair

Solid Waste Advisory Committee 59 Town Hall Square Falmouth, MA 02540
Abbreviated Version of September 2019 Requests and Progress Update – October 2021

The Solid Waste Advisory Committee respectfully requests that the Board of Selectmen consider the following recommendations for solid municipal waste and respond accordingly. Thank you. (September 2019)

	September 2019 Requests	October 2021 Status
1.	Appoint a Solid Waste Manager as voted by Town Meeting.	1. Complete! Welcome Mary Ryther.
2.	Move forward with drafting a recycling bylaw.	2. Revised to Recycling “Regulation”. Drafted and reviewed with BOH. BOH has scheduled a November 1st hearing and vote to approve the draft regulations.
3.	Address issues and make necessary short-term improvements at the WMF.	3. Limited Swap Shop upgrades complete (electricity pending). Computer system upgraded and entry process improved. Several facility upgrades underway.
4.	Improve the Town’s communication with its residents and visitors on trash and recycling.	4. Tangible progress has been made. Other initiatives in the works- more needed.
5.	Prepare for the 2022 Contract for Municipal Solid Waste Pick-up (Residential Curbside and Municipal Buildings).	5. DPW has gotten off to a good, early start. This includes 2021 Fall Town Meeting Article 13 request for funds to purchase large, wheeled, curbside recycling carts.
6.	Encourage more Town personnel to attend MA DEP Workshops on Zero Waste.	6. Recycling & Solid Waste Coordinator actively participating in DEP and Barnstable County. Encourage other town representatives to participate.
7.	Move forward with the MA DEP Recycling IQ Kit for implementation in Spring of 2020 pending additional discussion of readiness.	7. DPW/SWAC decided not to pursue full IQ Kit at this time. In 2020 SWAC performed a curbside recycling survey. Suggest expanding Recycling and Solid Waste Coordinator position.
8.	Require a waste and recycling plan as part of application to use public spaces for events (beach weddings, road races, etc.).	8. A requirement of the new Recycling Regulations. Recycling at the WMF must be available to implement this requirement. Recycling will be returned to the WMF in the new contract. Plan for June 2022.
9.	Move forward in cooperation with the Falmouth School Department to develop a system-wide program for “Doing Trash Right” and reducing solid waste in the schools.	9. Good progress made in 2019. Currently on hold due to COVID.

SOLID WASTE ADVISORY COMMITTEE UPDATE TO SELECT BOARD - OCTOBER 2021

Element	SWAC Goals and/or Activities	Responsibility	Status	Needed from Select Board
Contracts, Regulation and Compliance	Recycling and Solid Waste Coordinator Position	DPW, Select Board	Created and filled	Extend to full-time position (32-40 hours)
	Mandatory Recycling Rules & Regs	SWAC, BOH	Drafted. BOH hearing and vote to approve on 11/01/21	
	2022 Solid Waste Contracts - Support	DPW, SWAC	In process	Support DPW as needed
	Curbside Recycling Surveys	SWAC, DPW	Performed 2020, to be repeated	
	Achieve 100% Curbside Recycling Performance	Entire Community	In process	Support as needed
	Revision of Event Application Form to include SW and Recycling Requirements	Town Admin, SWAC	Develop and Implement upon approval of Recycling Regulations	Recycling collection must return to WMF for this to be feasible.
	Reduce litter on town-owned properties	DPW, SWAC, Beach Committee, and others	Ongoing effort	Support collaboration
Infrastructure	<u>Waste Management Facility</u>			
	SWAP Shop Building Upgrades and Drainage	DPW, SWAC	Complete	
	SWAP Shop Electricity	DPW	To be installed	
	Additional Storage unit	DPW, SWAC	Shed obtained- inadequate	
	Relocation of textile/books containers	DPW	Complete	
	Return to full Swap Shop operation	SWAC	Complete	
	Formalization of volunteer scheduling	SWAC	Pending	
	Recruit additional volunteers	SWAC	Pending	
	Rebuild Retaining Wall at upper level	DPW	Pending	
	Streamlined Entry & Computer System Upgrades	DPW	Complete	
Office Trailer Repairs	DPW	Pending		
Reestablish Recyclables Drop-off at WMF	DPW	Pending		
Update WMF Plan	DPW, SWAC	To be discussed in 2022	Support will be requested at a later date.	
Standardized Curbside Recycling Bins (with RFID)	DPW, SWAC Support	Article 13 at Town Mtg (\$1.3M)	Continued support of this initiative is essential.	
Additional Food Waste Drop-Off Sites	DPW, SWAC	Planned for 2022	Support expansion.	
Messaging and Education	<u>Message and education on waste and recycling.</u>	Town Admin, Select Board, All	Ongoing	Town must commit to improve messaging and establish a budget.
	Sandwich Boards	SWAC	In use	
	Informational Flyers in Water Bill	SWAC, DPW	1st Annual sent November 2020	
	Website Upgrades	DPW, SWAC	Ongoing	Continued IT support for this
	Talking Trash Monthly Column Social Media Presence (Facebook)	SWAC DPW, SWAC	Ongoing Request to be made. Approval required.	Modify Town policy and allow establishment of DPW/SWAC FB page
Participation in local/regional SW meetings	DPW, SWAC	Ongoing	Expand Town participation	
Recycling IQ Kit	DPW, SWAC	On hold.		

Initiatives & Collaboration	Reduce use of disposables in schools	SWAC	On hold due to COVID	
	Waste Reduction at Events	SWAC, DPW	Planned for 2022	
	Increase Backyard and Drop-off Food Waste Composting	SWAC, DPW	Ongoing	
	Support County initiative to develop a Cape-wide or Upper-Cape regional food waste composting facility	SWAC, DPW	2022 Initiation	Support will be requested at a later date
	Reduce Plastic Take-Out Container Use	SeaGrant / SWAC	On hold pending compost options	
	County Hazardous Waste Collection Events	Barnstable Cty, SWAC, BOH	Ongoing	
	Increased collaboration across committees	All committees	Planned for 2022	Support and encourage collaboration across Boards and Committees
	Host a Town-wide Re-Use Summit to include non-profit and for-profit organizations & businesses.	SWAC to initiate	Planned for 2022	
Committee	SWAC-DPW working relationship	DPW, SWAC	Excellent	
	Committee Membership- Replace two term-limited members by July 1.	Select Board	Pending	Facilitate the process

BUSINESS

5. Report – Shellfish Advisory Committee (15 minutes)

Oral presentation.

BUSINESS

6. Presentation – Eversource Improving Supply and Reliability to Falmouth and Martha’s Vineyard – Ronit Goldstein (15 minutes)

Eversource Improving Supply and Reliability

Falmouth & Martha's Vineyard

October 25, 2021

1

Agenda

- Update on Falmouth Reliability Projects
- Cable Project to Martha's Vineyard
- Proposed Project Route and next steps

Eversource Working to Improve Reliability

Update on Eversource Projects to Increase Supply, Create Redundancy and Improve Reliability for Falmouth Area Residents and Customers.

- *Palmer Avenue Pad Mount Transformers*
- *Brick Kiln Road Circuit Work & New Pad Mount Transformer*
- *Waquoit & Carriage Shop Road Pad Mount Transformer*
- *Increased remote device automation to improve reliability which will reduce outage size and durations*
- *Menauhant Bridge (Green Pond) Circuit Tie*

Eversource Working to Improve Reliability

A new underground conduit and manhole system is being proposed to serve Martha's Vineyard residents with a new (fifth) cable and a replacement for an existing aged cable.

Project Construction:

- *Construction to start in Falmouth: September 2022
Duct bank construction to be complete in Falmouth: target December 2023
Project complete cable in-service date: December 2024*
- *All construction work in Falmouth will be planned for during off season.*
- *Coordination with the Town will be ongoing to minimize roadway and traffic impacts.*
- *Outreach to community stakeholders and abutters will be ongoing.*

The new/replacement cables will improve reliability, add supply capacity, allow for the retirement of 5 diesel generators on Martha's Vineyard, and accommodate the increased use of renewable energy.

Proposed Falmouth Project Route

Minimizing impacts to the community

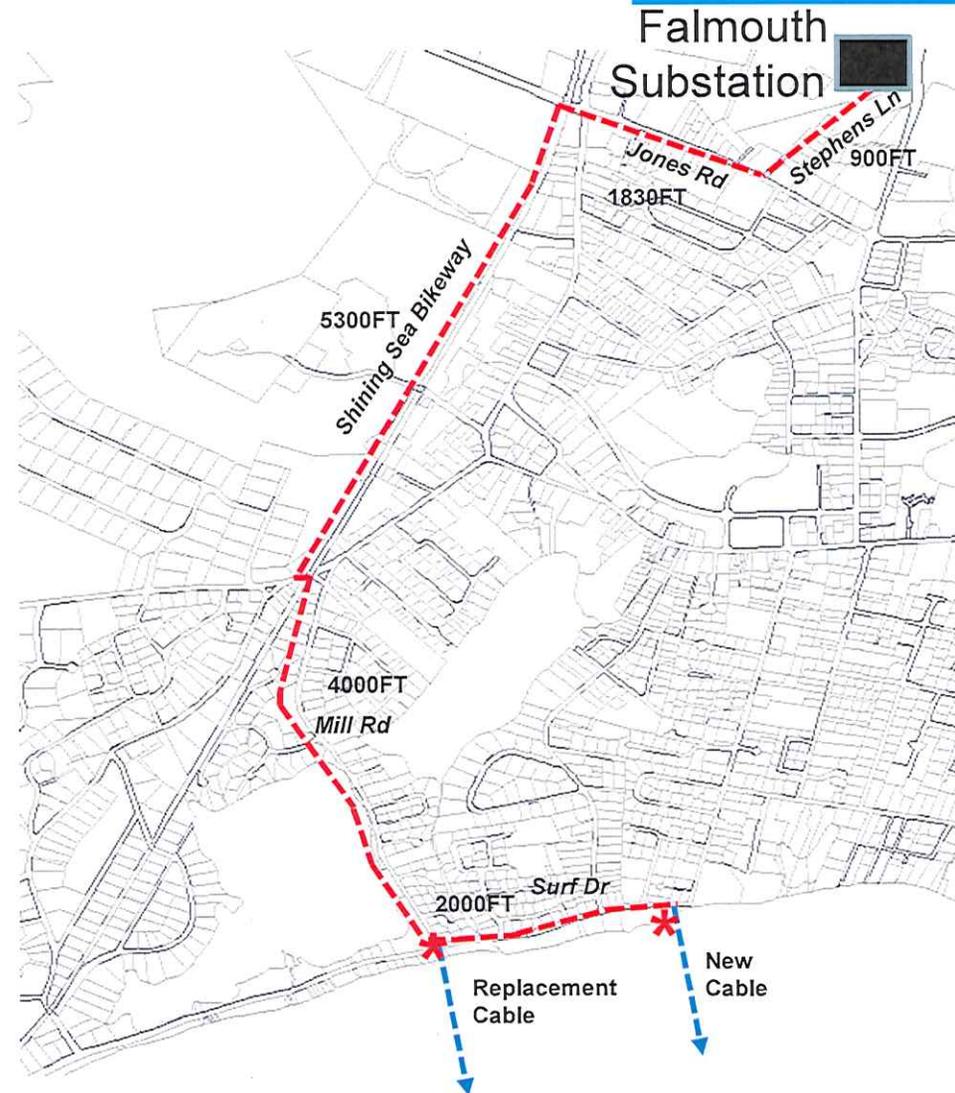
Eversource New Conduit System to Supply MV

Project Route:

- The routing proposes collocation along Stevens Lane and Jones Road to Shining Sea Bikeway - exiting onto Mill Road to Surf Drive.
- The least disruptive route from the Company's substation to the existing cable take off location at Shore St / Surf Drive.
- Reduction of roadway construction by collocating in the shared use Bike Path.
- The new cable will transition at the Town Beach parking lot to a submarine cable.
- The replacement cable will transition at the Mill Road parking lot to a submarine cable.

Permitting:

- Grants of Location are required for the roadway permits.
- An Easement is required for the use of the Bike Path.
- Consent is required for use of the MADOT owned portion of the Shining Sea Bikeway.
- An Easement is required for the transition manholes on Shore St/Surf Drive.
- An easement is required for the transition manholes on Mill Rd for the replacement cable.
- Obtain any applicable environmental permits.



Q&A



BUSINESS

7. Acting as Trustees of the Falmouth Affordable Housing Fund, Discussion and Vote on amended application from Megansett Crossing, LLC to increase funding award by an additional \$205,500 for a total of \$855,500 for 10 units of affordable rental housing at 676, 688 and 702 North Falmouth Highway and to apply for reimbursement from the Cape Cod Commission affordable housing mitigation account. (15 minutes)

MEMORANDUM

TO: Select Board

FROM: Julian M. Suso, Town Manager

CC: Community Preservation Committee
Carla Feroni, Housing Coordinator

DATE: October 22, 2021

RE: Megansett Crossing LLC – Request to apply \$205,500 from Cape Cod Commission Mitigation Affordable Housing Mitigation Account for Solar

At your meeting of 09/27/2021, the Board did not approve the request from Megansett Crossing LLC for additional funds from the Falmouth Affordable Housing Fund (FAHF) to install solar panels on the planned affordable rental units. At that meeting, Michael Galasso, Managing Member of Megansett Crossing, LLC asked that the Board consider allocating \$205,000 from an account held by the Cape Cod Commission on behalf of the Town of Falmouth for affordable housing. The Board asked that we determine whether the Commission would approve this request and place the matter on a future agenda for consideration.

We subsequently sent the Cape Cod Commission the Megansett Crossing FAHF application and inquired if the affordable housing mitigation funds could be used for installation of solar panels to offset energy costs for these affordable units. The response received from Patty Daley, Legal and Policy Specialist, echoes the concerns raised by the FAHF Working Group, the Community Preservation Committee and myself. She concludes the funds can be applied for this purpose despite her reservations.

Ms. Daley also clarified for us that the Commission would transmit the funds to the Town on a reimbursement basis. The Town would disburse the funds to Megansett Crossing, LLC after the solar arrays have been installed and then the Town would be reimbursed by the Cape Cod Commission. Given that the Town would need to advance the \$205,500 and then seek reimbursement from the Commission, we need an account from which the funds can be drawn initially. The best, if not the only option, is to use the Falmouth Affordable Housing Fund as the account from which the \$205,500 can initially be drawn. The reimbursement from the Commission would then be deposited into the FAHF.

We have noted that there are ways for the developer to pay for the solar installation without Town funds. We are told by Mike Stone, a Community Preservation Committee member who happens to work in the solar industry, that a private developer can offset the cost of solar installations via federal tax credits, accelerated depreciation and the Massachusetts SMART Program. Mr. Galasso has stated that the reason he is seeking Town funds for the solar panels is to allow for the energy savings to be passed on to the renters and we take him at his word. However, the Town does not have a mechanism, or the capacity, to monitor whether the energy savings are passed on to the renters every month for the 20+ year life of the solar

panels. Megansett Crossing could also sell the property at some point in the future which raises the question whether the future owner will honor the commitment made by Mr. Galasso.

Recommendation:

It is my recommendation this request to apply Cape Cod Commission affordable housing mitigation funds to Megansett Crossing, LLC for the construction of solar panels be denied. Just as with FAHF funds, we have a limited amount of money to apply toward the creation of affordable housing. The balance in the affordable housing mitigation account is \$457,087. It is my view that these funds should be targeted to address the core purpose of this mitigation account – creating more units of affordable housing. It remains our understanding that these 10 affordable rental units can be financed and constructed without the additional funds requested. As you know, the CPC and the Affordable Housing Working group has recommended not to approve the additional \$205,500 from the FAHF.

We have prepared two motions for the Board’s consideration.

Recommended Motion:

- I move that the Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, vote to deny the application of Megansett Crossing, LLC for \$205,500 for the installation of rooftop solar panels, and further that the Town will not seek funds from the Cape Cod Commission affordable housing mitigation account for this purpose, and to authorize the Town Manager to sign a letter to execute this vote.

Alternate Motion:

- I move that the Select Board, acting as Trustees of the Falmouth Affordable Housing Fund, award to Megansett Crossing, LLC an additional \$205,500 for the installation of rooftop solar panels to serve 10 units of affordable rental housing; This award is in addition to the \$650,000 previously approved for this project; and that the Town apply for reimbursement of \$205,000 from the Cape Cod Commission affordable housing mitigation account said reimbursement to be deposited to the Falmouth Affordable Housing Fund, and that as a condition of Megansett Crossing, LLC receiving these funds it shall be required to submit:
 1. An analysis showing how the installation of rooftop solar will benefit future tenants; and,
 2. A monitoring agreement that will include annual verification that the reduced electricity costs made possible by the installation of rooftop solar are passed on to the benefit of the tenants;and to authorize the Town Manager to sign all documentation required to execute this vote.

ATTACHMENTS:

- Patty Daley email 09/30/2021
- Carla Feroni email 10/13/2021

Peter Johnson-Staub

From: Carla Feroni
Sent: Wednesday, October 13, 2021 11:14 AM
To: Peter Johnson-Staub
Cc: Julian Suso
Subject: FW: Solar Information Discussed

Peter,

I reached out to Mike Stone, CPC member and solar company employee, regarding incentives for solar energy development. He has provided some links below that may be helpful but generally there are three types of incentives: Federal Tax Credits, Accelerated Depreciation, and the SMART Program from Massachusetts. While the incentives and offset taxes will vary dependent upon tax brackets and the amount of energy generated, Mike roughly estimated that there could be \$76,000 in benefits in the first few years. The challenge will be how to verify tenants savings.

Carla

From: Michael Stone <stone2016goal@gmail.com>
Sent: Wednesday, October 13, 2021 11:02 AM
To: Carla Feroni <carla.feroni@falmouthma.gov>
Subject: Solar Information Discussed

Hi Carla,

It was nice speaking with you on the phone. Here is some information below for reference following our phone conversation.

Don't hesitate to reach out if you have any additional questions.

All the best,
- Michael Stone -
508-566-6322

Federal Tax Credit

<https://www.seia.org/initiatives/solar-investment-tax-credit-itc>

Accelerated Depreciation

<https://www.seia.org/initiatives/depreciation-solar-energy-property-macrs>

Solar Massachusetts Renewable Target (SMART) Program

<https://programs.dsireusa.org/system/program/detail/22111>

Community Preservation Act

(2) The community preservation committee shall make recommendations to the legislative body for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created as provided in this section; provided, however, that funds expended pursuant to this chapter shall not be used for maintenance. With respect to community housing, the community preservation committee shall recommend, whenever possible, the reuse of existing buildings or construction of new buildings on previously developed sites. With respect to recreational use, the acquisition of artificial turf for athletic fields shall be prohibited; provided, however, that any project approved by a municipality for the acquisition of artificial turf for athletic fields prior to July 1, 2012 shall be a permitted use of community preservation funding.

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section5>

"Support of community housing", shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44B/Section2>

Peter Johnson-Staub

From: Patty Daley <pdaley@capecodcommission.org>
Sent: Thursday, September 30, 2021 1:40 PM
To: Peter Johnson-Staub
Cc: Gail Coyne
Subject: Megansett Crossing LLC - CCC DRI Mitigation Funds

Hello Peter,

I am responding to your questions about the use of DRI affordable housing mitigation funds for the solar installation at the Megansett Crossing LLC project. Thank you for sharing the supporting documentation.

As you know, the DRI mitigation funds that you inquired about are to be used to support the creation of affordable housing. Falmouth affordable housing DRI mitigation funds currently total \$457,087.

Commission staff read with interest Falmouth Town Manager Julian Suso's September 21st memorandum and we agree that the proposed solar installation is a laudable purpose in terms of environmental sustainability and reducing the cost of electricity for future renters. Consistent with Mr. Suso's memo, we also feel that allocating DRI affordable housing mitigation funds for solar panels will result in fewer mitigation dollars available to subsidize future units of affordable housing, recognizing that the developer has the option to have solar panels installed through a lease-purchase arrangement which would not increase the developer's construction costs.

With all of that said, if the town determines that it would like to use \$205,500 of the DRI mitigation funds to support the solar installation at the Megansett Crossing, LLC project, Commission staff will certainly make the funds available to the town for that purpose.

To answer your additional questions:

- To request disbursement of the funds, please send us an email with a request for disbursement including the amount and the purpose for which the funds are requested;
- The funds would be disbursed to the town (they cannot be released to the developer) on a reimbursement basis.

Please feel free to let me know if you have any additional questions.

Best Regards,
Patty

Patty Daley

Legal and Policy Specialist
Cape Cod Commission
508-744-1212

Megansett Crossing, LLC

August 13, 2021

Carla Feroni
Peter Johnson - Staub
Town of Falmouth
59 Town Hall Square
Falmouth, Ma 02540

via email

RE: Request for Additional Funding
Megansett Crossing Apartments
North Falmouth

Dear Carla and Peter,

We would like to request a \$205,500 increase in our current funding for the construction of our Megansett Crossing Workforce Apartments in North Falmouth.

As you're aware the cost of construction has drastically increased during the Covid-19 pandemic.

We were successful in requesting an increasing in our commitment from Mass Housing / DHCD by \$423,000 to cover the increased construction costs bringing our total award to \$1,360,513 and would like to request a 205,500 increase in funding from the FAHF to pay for installing solar panels on the roofs of all five buildings and to cover an underestimation of building permit fees payable to the town. This increase would bring our total funding from the FAHF to \$855,500 or \$85,550 per unit. All 10 apartments at Megansett Crossing are income and rent restricted in perpetuity.

Megansett Crossing is designed to meet Energy Star for Homes requirements and as such, the apartments are 100% electrical (heating, hot water, air conditioning, appliances, car charging stations). We would like to install solar panels to reduce the annual cost of electricity for each resident household by approximal \$1,500 . The gross cost from Cotuit Solar for installing the solar panels is \$175,431.

Besides the additional funding we have been awarded by MassHousing / DHCD we have also increased our investment to the project by an additional \$50,000 bring the total cash investment by Megansett Crossing LLC to \$300,000 plus we are \$50,000 of the developer's fee.

I've attached copies of the updated funding application, the proposal from Cotuit Solar a, the updatd development budget and sources and uses .

Thank you for your consideration and please feel free to contact me if you have any questions or need any additional information.

Sincerely,
Megansett Crossing, LLC

Michael Galasso

Michael Galasso
Member

Megansett Crossing, LLC

August 13, 2021

Carla Feroni
Peter Johnson - Staub
Town of Falmouth
59 Town Hall Square
Falmouth, Ma 02540

via email

RE: Extension of Affordable Housing Fund Grant Closing
Megansett Crossing Apartments
North Falmouth

Dear Carla and Peter,

We would like to request an additional 120-day extension to complete the closing of all the financing for the construction of our Megansett Crossing Workforce Apartments in North Falmouth.

As you're aware the cost of construction has drastically increased during the Covid-19 pandemic and because of those increased we applied in April to Mass Housing / DHCD for an increase in funding.

We were successful in our application and Mass Housing / DHCD increased their commitment to Megansett Crossing by \$423,000 to cover the increased construction costs bringing their total commitment to \$1,360,513.

In addition, we have also increased our cash contribution to the project to \$300,000.

Our first closing meeting with all the project lenders we held on Tuesday and it typically takes from 60 to 90 days to complete the closing process with everyone involved.

I've attached copies of the updated term sheet from Eastern Bank our construction and permanent lender, the updated award letter from DHCD and the updated project budget and sources and uses.

Thank you for your consideration and please feel free to contact me if you have any questions or need any additional information.

Sincerely,
Megansett Crossing, LLC

Michael Galasso

Michael Galasso
Member



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

June 29, 2021

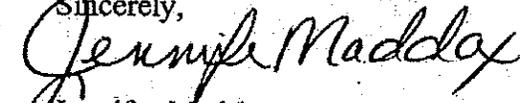
Michael Galasso
Megansett Crossing LLC
107 Lakeview Ave.
Falmouth, Massachusetts 02540

Re: Megansett Crossing, Falmouth

Dear Mr. Galasso:

On behalf of the Baker Polito Administration, I am writing to inform you that funds from the Commonwealth's Affordable Housing Trust Fund (AHTF) awarded to Megansett Crossing have been increased by \$423,000 bringing the total award to \$1,360,513. The fiscal year for the \$423,000 increase will be 2023. This conditional funding reservation is subject to all terms and conditions as presented in the original award letter dated July 18, 2019.

Sincerely,


Jennifer Maddox
Undersecretary

cc: Susan L. Moran, State Senator
Dylan A. Fernandes, State Representative

This award letter shall be deemed accepted when it has been signed and a copy returned to DHCD.

Borrower Signature: 

Date: 7/17/21

7/17/21



July 22, 2021

Michael Galasso, Jacob Palmer and Matthew Alfonso
Megansett Crossing LLC
Falmouth, MA

Dear Michael, Jacob, and Matthew,

We are pleased to advise you of our Proposal to provide financing for the construction of 10 units of affordable rental housing to be constructed on 672-702 North Falmouth Highway, in North Falmouth, Ma.

I have attached a proposed Term Sheet that provides an overview of the terms and conditions we would provide for the construction and permanent financing. Please be advised that this letter is not a commitment to lend. Any approval of the proposed financing would be subject to underwriting, further due diligence, and approval by the Bank's Credit Committee.

This Proposal shall become effective only upon your written acceptance hereof which must be returned to us, on or before 5:00 pm on August 2, 2021, time being of the essence, with a deposit of ~~\$10,000~~ to cover third party fees for appraisal and environmental.

\$6,000.00

Very truly yours,

EASTERN BANK

BY: *Johanna Stone*
Name: Johanna Stone
Its: Vice President

ACCEPTED AND AGREED TO AS AN INSTRUMENT UNDER SEAL

BORROWER: Megansett Crossing LLC

BY:
Hereunto duly authorized

Date: *7/22/21*

TERM SHEET

CONSTRUCTION/PERMANENT	
Facility Type	Construction-to-Permanent
Borrower	Megansett Crossing LLC
Loan Amount	Up to \$2,550,000
Purpose	To provide construction and permanent financing for the Project. If needed the bank will provide bridge loan for up to 90% of the public committed source.
Source of Repayment	Cash flow generated by the Project
Collateral	First mortgage lien on real estate located at 672-702 North Falmouth Highway, North Falmouth, MA and collateral assignment of leases and rents on the Project.
Payments	Construction: Interest only monthly in arrears. Permanent: principal and interest based on a 30-year amortization schedule
Guarantor	Owners Michael Galasso, Jacob Palmer and Matthew Alfonso will provide unlimited personal guarantee for the term of the loan.
Term	Up to 20 years from closing consisting of a 24-month construction phase and up to 18-year Permanent Phase.
Interest Rate	Fixed at the 10-year or 15-year Federal Home Loan Bank of Boston Classic Advance Rate of Boston plus 200 bps. The rate will reset at year ten at the 10-year or 5-year Federal Home Loan Bank plus 200 bps. Rate will be fixed at the closing and based on closing's date rate. The estimated rate as of today is 3.82%
Loan Fee	75 bps of loan amount.
Prepayment Penalty	Yield Maintenance during fixed rate period, if the Borrower refinanced with Eastern Bank the prepayment penalty will be waived.
Financial Covenants	<p><u>Debt Service Coverage</u> Minimum historical Debt Service Coverage Ratio of 1.10:1.00 for the Project, tested annually. Debt Service Coverage Ratio to be defined as follows: Gross Rents minus cash operating expenses divided by the sum of cash principal and interest on Senior Notes in the same period.</p> <p><u>Loan-to-Value</u> -Maximum Loan-to-Value ratio of 80% on senior debt at all times, based on the "as complete-stabilized" appraised value of the Collateral, as determined by an independent appraiser engaged by the Bank.</p>
Construction Contingencies	Project Budget will contain adequate contingencies for hard and soft costs in amounts satisfactory to the bank.
Construction Contract / Bonding	Payment and Performance bond will be required from General Contractor
Subordinations:	All other debt will be subordinate to Eastern Bank in both payment and collateral position.

Megansett Crossing Development Budget Financial Analysis

July 30th, 2021

	Original OneStop 2/20/2019	Current Budget 7/30/2021
USES		
Land	\$560,000	\$560,000
Land Carry	\$31,000	\$54,484
Subtotal: Land	\$591,000	\$614,484
Construction		
Site Improvements	\$225,000	\$449,365
Buildings	\$1,992,550	\$2,298,297
Site Lighting/Garden/Play Area/Landscaping	\$150,000	\$140,000
Subtotal	\$2,367,550	\$2,887,662
P&P Bond	\$33,000	\$30,000
General Requirements	\$120,000	\$181,785
Contractor Overhead	\$0	\$53,790
Contractor Profit	\$0	\$161,370
Subtotal	\$153,000	\$426,945
Items Removed From Valle Budget		
Appliances	In "Buildings"	\$30,500
Final Cleaning	In "Buildings"	\$5,000
Additional Lumber & Labor Contingency	\$0	\$150,000
Subtotal	\$0	\$185,500
Construction Contingency	5.00% \$124,877	\$175,474
Total Construction Costs	\$2,645,427	\$3,675,581
General Development Costs		
Architect	\$50,000	\$59,488
Landscape Architect	\$0	\$10,000
Permits & Fees	\$2,500	\$30,000
Civil Engineer	\$42,100	\$31,547
Legal	\$41,000	\$28,447
Title & Recording	\$4,500	\$1,738
Accounting	\$12,500	\$7,500
Marketing	\$6,500	\$7,500
Real Estate Taxes	\$19,500	\$19,958
Insurance	\$9,500	\$8,500
Appraisal/Market Study	\$7,500	\$13,000
Construction Loan Interest - During Construction	\$60,000	\$54,600
Construction Loan Interest - During Lease -Up	\$10,000	\$9,100
Construction / Perm Loan Fees	\$0	\$20,000
Fund Operating Reserve	\$90,000	\$112,070
Fund Replacement Reserve	\$0	\$2,500
Developer Overhead	\$100,000	\$100,000
Developer Fee	\$100,000	\$100,000
Soft Cost Contingency	\$33,932	\$30,000
Green Technology - Solar Systems for Each Building	\$0	\$180,000
Subtotal: General Development Costs	\$589,532	\$825,948
TOTAL DEVELOPMENT COSTS	\$3,825,959	\$5,116,013
SOURCES OF FUNDS		
	Original OneStop 2/20/2019	Budget Using Allowances 6/14/2021
Permanent Lender/MHP	\$1,938,446	\$2,550,000
Falmouth Affordable Housing Trust Fund (Original Commitment)	\$650,000	\$650,000
Falmouth Affordable Housing Trust Fund (Requested Increased Commitment)	\$0	\$205,500
MA Affordable Housing Trust Fund (Original Commitment)	\$937,513	\$937,513
MA Affordable Housing Trust Fund (Requested Increased Commitment)	\$0	\$423,000
Cash Equity	\$250,000	\$300,000
Developer's Fee	\$50,000	\$50,000
Total Sources of Funds	\$3,825,959	\$5,090,513

FALMOUTH AFFORDABLE HOUSING FUND

Established by Ch. 29 of the Acts of 2011
Board of Selectmen, Trustees

59 Town Hall Square
Falmouth, Massachusetts 02540
(508) 495-7344

AFFORDABLE HOUSING FUND APPLICATION Calendar Year 2019

General Information

Project Name: Megansett Crossing Apartments -

Project Location and Parcel ID#: 676,688 and 702 North Falmouth Highway Tax Id 02 06 003 002 , 02 06 003 003,
02 06 003 004

Type of Project: Townhouse Rental Apartments – New Construction

Applicant(s) name/ Organization: Megansett Crossing , LLC

Contact Person: Michael Galasso

Mailing Address: 107 Lakeview Ave , Falmouth , MA 02540

Telephone Number: 619-316-5895

Email Address: mbgalasso@baronegalasso.com

Property Ownership

Legal Property Owner of Record: Megansett Crossing, LLC

Is the owner the applicant? Yes

If not, does the applicant have site control or written consent of the property owner to submit an application? If yes, attach documentation. Without this documentation the project will be ineligible for funding for this applicant.

For projects that have an acquisition expense the applicant must provide an appraisal from an independent party that justifies the acquisition cost.

Development Team

Please submit as attachments the resumes of the development team and a list and description of affordable housing projects completed by the applicant.

Project Information

Describe the proposed project including:

Project Style: Energy efficient, townhouse style, 2 and 3 bedroom apartments with attached one car garages with a children's play area , community garden Cape Transit bus stop shelter, Open Cape high speed broadband internet .

Type of Units (condo ownership, fee simple ownership, rental, etc.): Rental

Total Number of Units: 10

Number of Market Units: 0

Number of BRs:

Number of Affordable Units: 10

Number of BRs: 5 , 2 bedroom units and 5 , 3 bedroom unit

Proposed Rents: Market: 0 Affordable: 80% AMI 2br - \$1687 3br-\$1942 ; 100% AMI 2br-\$2,137, 3 br \$2, 460

Proposed % of AMI target beneficiaries: 3 @ 80% AMI, 7 @ 100% AMI

Describe how this project addresses the unmet affordable housing needs of the community as identified in the Town of Falmouth *Housing Demand Study & Needs Analysis (2014)* and the Town of Falmouth Local *Comprehensive Plan 2016*).

Megansett Crossing will provide a mix of two and three bedroom rental apartments which have been identified in the Housing Demand Study have having the high demand . It is located on a public transit route (Cape Cod Transit Bourne Run), in close proximity to shopping and community services (post office, bank , library, pre-school, food stores) and will contain 2 and 3 bedroom rental units with all units meeting visitability requirements and with a master bedroom on the ground floor of the three bedroom units. All buildings are designed to meet Energy Star for Homes requirements and will be connected to Open Cape Broadband Internet service . Megansett Crossing will add 10 units to the Town's subsidized housing inventory .

Site Information

Please provide a description of the surrounding area and community profile including a description of the current site characteristics, zoning, environmental, and any regulatory requirements or constraints.

The site is a wooded 1.76 acre lot located at the intersection of North Falmouth Highway (28 -A) and Old Main Road. To the north pass Old Main Road along 28 A is a mix of single family homes and commercial and industrial uses . West across the railroad tracks are single family homes and east across 28 A are single family homes, South, towards the intersection of 28 A and 151 are commercial uses such as a new bank, post office, Dunkin Donuts , gym, dry cleansers , independent pre-school, food establishments and other neighborhood serving retail stores. The North Falmouth Library is about ¾ miles from the site at Chester Street and County and the North Falmouth Elementary School is located approximately 2 miles from the site on Old Main Road. The site has recently been cleared .

Megansett Crossing is a fully approved 40 B LIP project and there are no know environmental issues associated with the site.

Building: There will be 5 two story duplex buildings with attached one car garages developed on the site. The buildings have been designed to be energy efficient and incorporate the historic style of the Megansett style homes built in the early 1900s.

Zoning: Approved 40-b.

Health: Septic plans have been approved by the Health Department

Conservation: NA

Infrastructure: Town water is located in 28-A . Cape Cod Transit Bus Bourne Run operates along 28 A . We will build a bus shelter in front of Megansett Crossing . Megansett Crossing will be the first 40 b on Cape Cod to be served by Open Cape ultra high speed fiber optic broadband internet service which is located in front of Megansett Crossing on 28 A and will be installed in all the apartments .

Project Feasibility

Attach project budget information on the included Attachment A –Updated OneStop attached . Sources and Uses and Section 4: Budget Pro Forma together with at least one bank letter of reference.

Community Outreach

Provide a description of the applicant efforts to engage the community members through outreach, meetings, and other educational initiatives.

We mailed out post card notices to all property owners within 300 feet and invited them to an informational meeting at the North Falmouth Elementary School, presented the plans and answered residents questions . We also presented the plans to the North Falmouth Village Association. In addition there were over 6 public noticed ZBA meetings on the project .

Development Schedule

Describe the timeframe for the proposed project and how it will be implemented. Provide a timeline for all project milestones included as *Attachment B – Project Schedule*.

Marketing Outreach and Lottery

If applying for development funds, attach an Affirmative Fair Marketing and Lottery Plan including resident selection procedures. Indicate a monitoring agent for the project. See attached .

List of Attachments:

Sources and Uses – One Stop
Approved project plans
Solar Proposal
Development Schedule

If you have any questions, please do not hesitate to contact Carla Feroni at 508 495-7344 or at the email address below.

Submit one electronic copy to:
Carla Feroni, Housing Coordinator, Town of Falmouth, carla.feroni@falmouthmass.us

ATTACHMENT B PROJECT SCHEDULE

Provide a schedule for project implementation using the Milestones below. If Milestone B or C is not applicable to your project, mark the Milestone "NA." *Note: Implementation Schedules must be realistic. Carefully consider projected Milestone dates. Unrealistic Implementation Schedules may have a negative impact on the project's application review. Project implementation delay may be considered in recommendation for grant award.*

Milestones (Month/Year):

- A. Project Start (Month/Year): 10/21
- B. Procurement Documents Submitted to FAHF (Month/Year): 9/21
- C. Project Construction/Professional Contract Submitted FAHF (Month/Year):9/21
- D. Project/Construction Start (Month/Year):10/21
- E. 50% Project Completion (Month/Year): 4/22
- F. 100% Project Completion (Month/Year): 7/ 22
- G. Close-Out Complete (Month/Year):10/20

Comments:

Solar Photovoltaic Proposal

Megansett Crossing
670 Old County Rd.
Cotuit, MA 02635



Dear Megansett Crossing,

August 3, 2021

Cotuit Solar is your local installer with over 33 years of experience in solar, installing 100 plus systems per year in southeastern Massachusetts and the Islands. Our expertise, quality, customer support and professionalism are frequently applauded by our customers. In going solar, we hope you value working with a small local business that has proven longevity and staying power. We will be here as long as the sun shines!

You will gain energy independence, control of your utility costs and peace of mind-- not to mention the instant savings on your monthly bills. We can't wait to help you Go Solar!

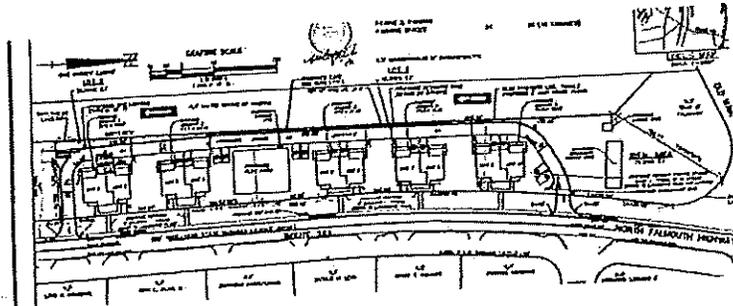
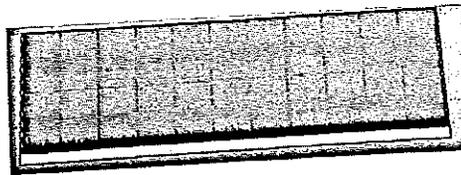
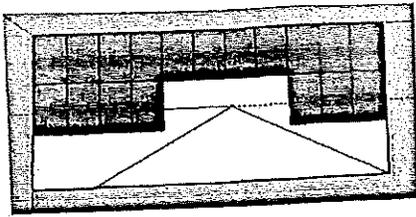
System Highlights

System Size: 64kW
Consumption: kWh/year
Production: 75,520kWh/year
#DIV/0!
Gross Cost: \$175,431
Net Cost: \$128,819
Simple Payback: 8.5 years
ROI: 12%
Financial Gain Year 25: \$248,781

64kW Photovoltaic Roof Mount

- 200 S-Energy 320 watt modules will be installed.
- Modules carry a 25-year production warranty.
- Enphase IQ7 micro-inverters optimize each module and convert the electricity from DC to AC.
- Microinverters warranted for 25 years.
- Consumption monitoring upon request.
- 10 Year Cotuit Solar Workmanship Warranty

Layout of Panels



64kW PV Direct Purchase Economics (Non-Loan)

System Size in kW	64.0 kW	64kW is equal to 64000 Watts
Gross Cost	\$175,431	Total Owed to Cotuit Solar
Sales Tax	\$0	
Federal Tax Credit	\$45,612	26% of Gross Cost - Form 5695
State Tax Credit	-\$1000	Primary Residence Only
Net Cost	\$128,819	Final Cost After Tax Rebates

Site Costs (Included in Gross)

Critter Deterrent	\$2,760
Monitoring Equipment	\$750

Output and Payback

Output/Savings	
Estimated Annual Electric Output in kWh	75,520
Estimated Annual Electric Savings @0.2/kWh	\$15,104
Estimated Annual Smart Income @0/kWh	\$0
Total Annual Savings (Electric Savings + SMART Income)	\$15,104
Payback	
Return On Investment (Total Annual Savings / Net Cost)	12%
Simple Payback In Years (Net Cost / Total Annual Savings)	8.5
Financial Gain At Year 25	\$248,781

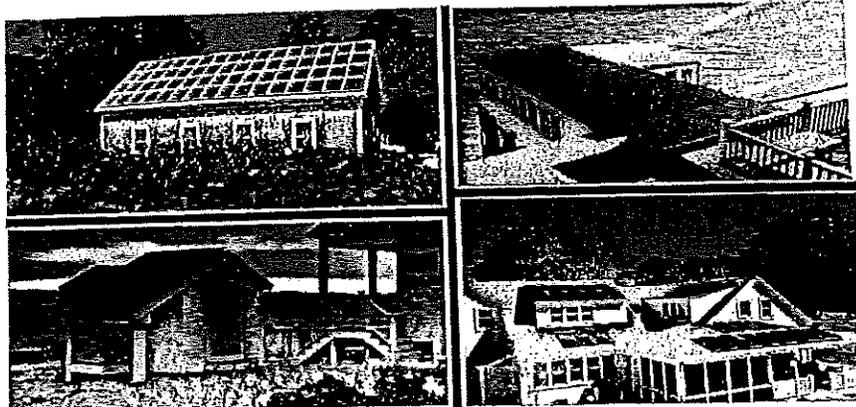
Total:	\$3,510
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As with any major home purchase, please notify insurance company of solar installation.

*SMART income may be considered taxable, please check with a tax advisor.

Please refer to "Solar PV Incentives" sheet for information on tax credits.

Our Existing Systems

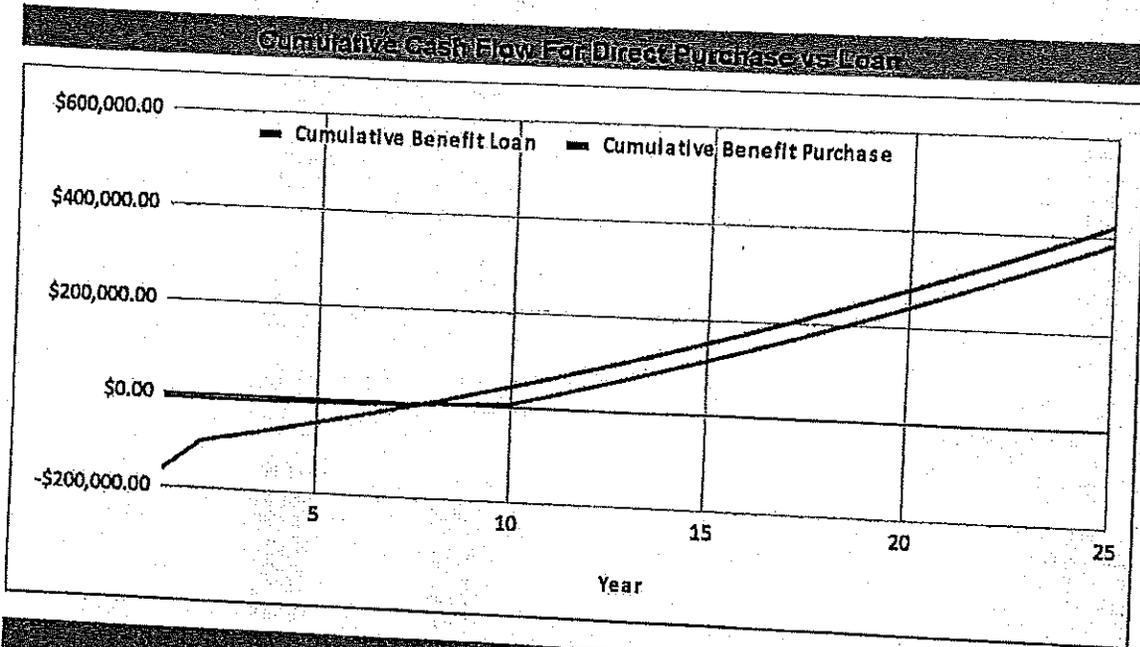


Cashflow and Payback

The chart and tables below show the 25 year payback and 10 year annual cash flow for the proposed solar installation. There are many banks that offer financing specifically for Solar Installations. Cotuit Solar can make Solar Loan recommendations to help find the right financing fit for your solar Installation!

*5.00% loan interest rate and 3% electric rate escalation is depicted in the graph and table below.

*Lower annual loan payment in years 2-10 assumes you are able to monetize the full value of your 26% tax credit and use it to re-amortize your loan at year 2.



Cash Flow for Direct Purchase

Year	Upfront and Tax Credits	Annual Utility Bill Savings	Annual SMART	Annual Financial Gain	Cumulative Financial Gain
1	-\$175,431	\$15,104	\$0		
2	\$46,611	\$15,557	\$0	-\$160,327	-\$160,327
3		\$16,024	\$0	\$62,168	-\$98,159
4		\$16,505	\$0	\$16,024	-\$82,135
5		\$17,000	\$0	\$16,505	-\$65,630
6		\$17,510	\$0	\$17,000	-\$48,631
7		\$18,035	\$0	\$17,510	-\$31,121
8		\$18,576	\$0	\$18,035	-\$13,086
9		\$19,133	\$0	\$18,576	\$5,490
10		\$19,707	\$0	\$19,133	\$24,623
Year 25	-\$128,820	\$550,681	\$0	\$19,707	\$421,861

Please don't hesitate to contact us with questions/concerns and to arrange a convenient time for us to go over this proposal with you.

The Cotuit Solar Team
Your Local Installer Since 1988

Megansett Crossing Development Budget Financial Analysis

July 30th, 2021

	Original OneStop 2/20/2019	Current Budget 7/30/2021
USES		
Land	\$560,000	\$560,000
Land Carry	\$31,000	\$54,484
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Buildings	\$1,992,550	\$2,298,297
Site Lighting/Garden/Play Area/Landscaping	\$150,000	\$140,000
Subtotal	<u>\$2,367,550</u>	<u>\$2,887,662</u>
P&P Bond	\$33,000	\$30,000
General Requirements	\$120,000	\$181,785
Contractor Overhead	\$0	\$53,790
Contractor Profit	\$0	\$161,370
Subtotal	<u>\$153,000</u>	<u>\$426,945</u>
Items Removed From Valle Budget		
Appliances	In "Buildings"	\$30,500
Final Cleaning	In "Buildings"	\$5,000
Additional Lumber & Labor Contingency	\$0	\$150,000
Subtotal	<u>\$0</u>	<u>\$185,500</u>
Construction Contingency	5.00% \$124,877	\$175,474
Total Construction Costs	<u>\$2,645,427</u>	<u>\$3,675,581</u>
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Architect	\$50,000	\$59,488
Landscape Architect	\$0	\$10,000
Permits & Fees	\$2,500	\$30,000
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Construction / Perm Loan Fees	\$0	\$20,000
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Developer Fee	\$100,000	\$100,000
Soft Cost Contingency	\$33,932	\$30,000
Green Technology - Solar Systems for Each Building	\$0	\$180,000
Subtotal: General Development Costs	<u>\$589,532</u>	<u>\$825,948</u>
TOTAL DEVELOPMENT COSTS	<u>\$3,825,959</u>	<u>\$5,116,013</u>
SOURCES OF FUNDS		
	Original OneStop 2/20/2019	Budget Using Allowances 6/14/2021
Permanent Lender/MHP	\$1,938,446	\$2,550,000
Falmouth Affordable Housing Trust Fund (Original Commitment)	\$650,000	\$650,000
Falmouth Affordable Housing Trust Fund (Requested Increased Commitment)	\$0	\$205,500
MA Affordable Housing Trust Fund (Original Commitment)	\$937,513	\$937,513
MA Affordable Housing Trust Fund (Requested Increased Commitment)	\$0	\$423,000
Cash Equity	\$250,000	\$300,000
Developer's Fee	\$50,000	\$50,000
Total Sources of Funds	<u>\$3,825,959</u>	<u>\$5,090,513</u>

BUSINESS

8. Vote charge for Sustainable Living for Working Families Taskforce
(Article 18 of 06/28/2021 Annual Town Meeting) (15 minutes)

**Annual Town Meeting
June 28, 2021**

ARTICLE 18: To see if the Town will vote to create a Select Board Taskforce on Sustainable Living for Falmouth's Workforce Families and to fund a Family Early Education & Childcare Support Voucher Program. The Taskforce will seek solutions to the lack of affordable early education and childcare, the need for affordable workforce housing, sustainable living-wage jobs, and other issues related to sustaining viability for working families in Falmouth. Also, to raise and appropriate, or transfer from available funds, the sum of \$75,000 for the purposes of funding a Family Early Education & Childcare Support Voucher Program for Falmouth residents, which will provide funding to Falmouth families facing crisis in accessing and paying for Early Education and Childcare, or to take any other action related thereto. On petition of Patricia Oshman.

VOTED: By a declared majority vote, a quorum being present on Monday, June 28, 2021 the Town voted to create a Select Board Taskforce on Sustainable Living for Falmouth's Workforce Families and to fund a Family Early Education & Childcare Support Voucher Program. The Taskforce will seek solutions to the lack of affordable early education and childcare, the need for affordable workforce housing, sustainable living-wage jobs, and other issues related to sustaining viability for working families in Falmouth.

VOTED: By a declared failed majority vote, a quorum being present on Monday, June 28, 2021 the Town voted not to transfer from certified free cash, the sum of \$75,000 for the purposes of funding a Family Early Education & Childcare Support Voucher Program for Falmouth residents, which will provide funding to Falmouth families facing crisis in accessing and paying for Early Education and Childcare

DRAFT ONLY – September 29, 2021

SUSTAINABLE LIVING FOR WORKING FAMILIES TASKFORCE

The Sustainable Living for Working Families Taskforce shall be appointed by the Select Board in accordance with relevant provisions of the Falmouth Home Rule Charter. The Committee shall consist of seven (7) to nine (9) members who shall serve until the Taskforce is dissolved. The Board will seek to appoint Taskforce members who:

- Have experience in childcare, business management, and the delivery of services for low-income households and working families;
- Represent one or more employment sectors (e.g. health care, service economy, construction, local government, marine sciences)
- Represent diverse demographic groups – racial, economic, gender, age, LGBTQ+

The mission of the Taskforce is to prepare for Select Board consideration an action plan to promote a better quality of life for working individuals and families in Falmouth. The Taskforce will consider potential actions related to service needs (e.g. childcare, housing support); providing financial resources for low and moderate income individuals and families; and policy change (e.g. zoning, tax policy). To develop this action plan, the Taskforce will gather information on best practices from other municipalities and thought leaders. The Taskforce will solicit community input on proposed action items making a concerted effort to include participation of individuals from diverse backgrounds.

The Board respectfully asks the Taskforce to submit an initial proposed action plan by August 1, 2022. The Taskforce shall be a temporary, single-purpose committee to be dissolved May 1, 2023. The Select Board may vote to extend the term of the Committee to a date certain if additional time is required to achieve the purposes of the Taskforce.

BUSINESS

9. Review and Vote to Approve Minutes of Meetings (5 minutes)
Public Session – July 26, 2021 and September 13, 2021

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
MONDAY, JULY 26, 2021
SELECT BOARD MEETING ROOM
TOWN HALL

59 TOWN HALL SQUARE, FALMOUTH, MA 02540

Present: Doug Brown, Chair; Nancy Taylor, Vice Chair; Sam Patterson; Onjalé Scott Price.

Absent: Megan English Braga.

Staff Present: Julian Suso, Town Manager; Peter Johnson-Staub, Assistant Town Manager.

1. Call to Order by Chair Brown at 7pm.
2. Pledge of Allegiance
3. Recognition

Dr. Taylor recognized the Town and School Departments Personnel Departments, long process and a lot of work moving forward with the Diversity Officer position.

Kathleen Haynes reminded Chair Brown that today is the 30th anniversary of the Americans with Disabilities Act.

4. Announcements

- Proliferation of red hearts

Chair Brown said the Select Board has received emails about the heart shaped painted rocks sometimes found on Town property. According to Mr. Suso, Atty Duffy suggested that any of that public art work appearing on private property be with permission of the property owner, but should not appear on public property. Some are within the roads rights of way and it should not be occurring.

5. Public Comment

Rosemary Drager Carey, North Falmouth, representing a coalition of organizations opposed to the proposed multipurpose machine gun range at JBCC. Coalition is not anti-military, opposed because this project was inadequately studied, not appropriate for Cape Cod, and done under the radar of the community. It is a risk to the water supply she would like to see a comprehensive study of this project. She hopes the Select Board will join this coalition who oppose the plan. Many groups have looked at the study, talked to constituents, and oppose the plan. This would impact tourism, quality of life, real estate values, environmental concerns, noise affecting others, and incarcerated people at the Barnstable Correctional Facility. Senator Moran called for immediate suspension of the project.

SUMMARY OF ACTIONS

1. Licenses

- a. Application for four (4) Special One-Day Wine and Malt Liquor Licenses – Highfield Hall, 56 Highfield Drive, Falmouth – Sundays, 8/8/21, 8/15/21, 8/22/21 and 9/19/21
Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.
- b. Application for Special One-Day Wine and Malt Liquor License – Food Truck Festivals of America – Cape Cod Food Truck & Craft Beer Festival – Cape Cod Fairgrounds – Saturday, 8/7/21
Mr. Patterson motion approval as conditioned. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.
Chair Brown noted the FFD did not receive application yet, approval is conditional on the application being submitted.
- c. Application for a Second-Hand Dealer License – Cape Kids' Treasures – Falmouth Plaza, Davis Straits, Suite 00011, Falmouth – 9/19/21 – 9/28/21
Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

2. Administrative Orders

- a. Vote to approve Water Main Extension Agreement and Easement to serve Dylans Way, East Falmouth
Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.
- b. Vote to approve Grant of License to Margaret J. Duncan and Alexander D. Fraenkel to maintain a wood post and chain structure within the layout of Bell Tower Lane, a public way, as it ends at the Grantees' residence at 18 Bell Tower Lane, Woods Hole

Chair Brown is the contractor on this job and recused himself.

Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

- c. Vote to execute letter to Governor Baker Regarding Brayton Point Potential for Island Bulk Freight Forwarding Facility
This has been put on hold to a future date.

3. Special Events

Recurring - Recommended

- a. Arts Alive – ArtsFalmouth – Library Lawn, Peg Noonan Park, Shore St. Ext. – Friday, 9/10/21 – Sunday, 9/12/21
Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1..

Signs

- a. Sign variance request – promotional signage – “Connect with the Arts in Falmouth” flags on poles along Main Street – ArtsFalmouth
The Select Board suggested every other flag be an American Flag because of the 9/11 Anniversary during this time.
Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.
- b. Sign variance request – off-premise promotional signage for special event – Buzzards Bay Watershed Ride
Mr. Patterson expressed concern of the number of large banners and how far ahead of the event they are displayed; he would like no sooner than two weeks before the event, 6-8 weeks is too long. He suggested changing the conditions on the permit.

Mr. Patterson motion approval as edited. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

Fee Waiver

- a. Request for waiver of special event permit fee – ArtsFalmouth – Arts Alive
DPW will need to be reimbursed for putting up the flags and taking them down.

Mr. Patterson motion approval. Second Ms. Scott Price. Vote: Yes-4. No-0. Absent-1.

7:30 p.m. **PUBLIC HEARINGS**

1. Ongoing Community Development Block Grant (CDBG) Program
Chair Brown read the hearing notice.

Michael Galasso, Member of the EDIC, updated the Select Board on the grant program. This has been a partnership. A team was put together him, Michael Kasparian, and a representative from SCORE, granted \$160,000, \$11,000 administrative costs, 12 grants of about \$10,000 to small businesses in Town. About \$29,000 is left and anticipated to go quickly. Those interested in applying may call the EDIC at 508-548-7440. Businesses had to show loss of business due to Covid, cannot have more than 5 employees, most are using the funds to pay rent and utilities. Mike Digiano, Executive Director EDIC, is leaving the EDIC.

Michael Digiano said the portal was opened 3/1/21, as of today 80% of monies awarded.

Tom Bott, Town Planner, noted that this program would not have been as effective without Mikaela Shoemaker's help.

Mr. Suso reported the entire grant about was \$325,000, there is a companion piece of \$160,000 going to the Falmouth Service Center to assist with emergency assistance needed.

Dr. Taylor noted the \$35,000 of the \$160,000 is for vocational assistance to train or retrain people during this time.

Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

2. Application for Multiple Amendments to an All Alcoholic Common Victualler License – Black Dog Tavern Company, Inc. d/b/a The Black Dog Heights Café, located at 465 Grand Avenue, Falmouth. Amendments include Change of Manager, Change of Corporate Structure, Change of Officers, Change of Corporate Name, Change of Ownership Interest, and Issuance/Transfer of Stock/New Stockholder.

Dr. Taylor read the hearing notice.

Albert Dinapoli representing the applicant with Robin and Dan Pachello, mgr. Abutters were notified and he provided the registered receipts from mailing. There are six things before the SB, all changes to the Black Dog Tavern Co., Inc. change of corporate name to Black Dog Tavern Co, LLC. He provided a flow chart with the application and walked through the chart.

Change of Manager to Robin Percillo, she has been in restaurant business most of her life, worked at various places in Falmouth, with Black Dog for 3 years.

Chair Brown asked Robin Percillo if she is aware of being personally responsible for the liquor license, she understands that and is TIPS certified, has been several times.

Public Comment: none.

Mr. Patterson motion to close the hearing. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Absent-1.

BUSINESS

1. Discussion/update on COVID-19 issues

Scott McGann, Health Agent, began doing the FCTV presentation once per week. In July we are at 28 cases, 8 associated with one long term facility. Of those 20, 15 people were not vaccinated, 5 were vaccinated. Delta is more transmissible, it is here and has 1,000 times more viral load. The vaccine is working in Falmouth, there is no State guidance, no masks. Provincetown is up to 400 cases associated with 32 establishments and about 70% were vaccinated. The threshold is a higher level with Delta and that is why we have more cases. We have about 100-150 vaccinations administered per week.

Dr. Taylor said an email was received re: concerns around the Falmouth Road Race. Mr. McGann has not come away from what they did on 3/29/21; there is no guidance from the State. The race is outdoors and there will be crowding at the beginning, but the mass of people here will be the main issue with it. It will be the busiest weekend with or without the road race because people have already made plans to be here. Things can be looked at, but the State is not providing any guidance. If not vaccinated, herd immunity numbers changed with Delta and it is harder and harder to reach herd immunity. He encouraged people to get vaccinated.

Mr. Patterson asked about plumes in ponds. Mr. McGann said that people can sign up with the Association to Preserve Cape Cod website, they are testing about 200 ponds on Cape Cod and ranking them. It is visual, looks like green paint in the water, been here forever. The more nutrient load, after storms you get more of it. If complaints, they sample and they are sampling beaches. They will post advisories if they find high levels, but they are not evenly distributed through the pond. If the pond looks

clear, than safe to swim. If its green and looks like someone spilled a gallon of paint in it, you do not want your dogs or kids in it.

Mosquito sampling, Mr. McGann said we usually get a West Nile mosquito in Woods Hole Rd area of Town, any given year you need to watch out for mosquitos. This has been a light year for EEE throughout the state and below average for West Nile. People should take care not to be bitten by mosquitos by covering skin with clothing and using mosquito repellent with deet, tip out water from things in your yard after rain. It is a low probability. Cape Cod Mosquito Control Project and they treat water with a larvicide.

2. Report on Town hiring

Denise Coleman, HR Director, is present along with Peter McConarty, Chief Smith, and Chief Dunne.

Ms. Coleman made a PowerPoint presentation, provided an overview of the recruitment process; time to fill analysis; job market challenges, and how they are addressing the recruitment challenge. Pre pandemic it took about 77 days to fill a position. Now, it takes about 107 days to fill a position. Difficult to fill positions at the DPW, FFD, and FPD. Also difficult filling seasonal positions, Assistant Town Planner, Assistant Health Agent, Superintendent-water. The Town is competing with unemployment, laborers with private sector construction positions that are booming. The Assistant Town Planner was posted 4 times. Assistant Health Agent hiring challenges included a lot of entry level candidates with no experience in the healthcare industry; the person offered the position found another position closer to home. Superintendent of Water is a professional and technical position had a candidate appointed, day before he was to start he went to another employer. FE and PO positions are governed by civil service and there has been a shortage of academics. One thing they are doing is expand the job searches nationwide and within New England, what they are finding is competition with high cost living and housing here and something to keep in mind. They have studies done that show their below market with compensation. Trying to engage candidates throughout the process.

Chair Brown noted some towns are so desperate, they are offering sign on bonuses. If viewers want to understand the challenges, he suggested they read the reports in the packet.

Mr. Patterson asked if adjusting the salary and benefits scale will make up the gap considering housing and transportation costs. Ms. Coleman said the salary adjustments will not take care of the housing costs, but a step in the right direction.

Ms. Scott Price asked about competing with unemployment, is our compensation about par with unemployment? Ms. Coleman said it depends, but they are finding with entry level and temporary positions this could be a reason why.

Dr. Taylor noted the DPW has challenges because they are short staffed.

3. Discussion on Amendment to Steamship Enabling Act from Senator Moran

Senator Moran said a couple issues came up regarding personal mitigation, continue to wear a mask if you feel it is right for you and also social distance.

Senator Moran provided information on legislation she filed and offered to answer questions. Senate 2361 An Act Relevant to Municipal Equity in Steam Ship Operations; we must face the coming replacement of the bridges as regional transportation issues. Ferry via SSA transportation is important. The Enabling Legislation is a hurdle/stumbling block. This bill is an avenue to work together, guarantee the long term success of the SSA as we meet challenges in the future. The SSA relies on partnership with the cape and islands; facilitate a link between port towns and islands. Historically the community has been dealing with long traffic delays, interference with emergency services, freight traffic, refusing to consider conservation measures. Constituents are seeking change but are met with refusal. The SSA the weighted vote allows for universal decision making for the islands. She proposes a change limited to the voting structure of the board; requiring a majority vote of the SSA Board must include a mainland Town. This ensures the voices of port towns are heard. The current vote is just majority of the weighted vote, so 2 of the 5 towns are required to pass any measure because their vote shares are 35% each; smaller towns require 2 towns and Dukes county or Nantucket. There is a hearing this Wednesday on Joint Committee on Transportation and can check the State House website or contact Senator Moran directly.

Chair Brown asked if this is adopted, does it give a veto power, how does Senator Moran envision using it if the two island towns approve it, the one Falmouth vote would stop it. Senator Moran said that you would still need one of the island towns. Population of each voting entity was reviewed. We are all dependent on each other for commerce.

Ms. Scott Price asked about how the island town communities feel about this legislation. Senator Moran is looking forward to the hearing this Wednesday because it is the first time all will be in the same room. We have business, relatives, and medical appointments back and forth. Want to be sure the islands' lifeline is protected, this legislation widens the conversation. One island would need to participate in a vote, that is another safeguard. The SSA has made good arguments about their issues.

Mr. Suso noted Senator Moran played a significant role in the gathering with the Governor and Lt. Governor this week, the Town appreciates her and shining light on the efforts being made in Falmouth regarding affordable housing.

4. Report – Affordable Housing Committee

Ed Curly, Chair, referred to his report in the packet. He is starting his 9th year on the committee, there have been many changes; the residents have recognized how important this is to the Town, no problem filling the committee, more applications to fill positions available than they had positions. They funded a housing demand study and housing production plan which were critical to get the data needed to understand what was going on in Town. The committee job is to advise, educate, and inform the Select Board. First housing summit was a couple years ago. Housing Coordinator was hired. This past year another housing summit was held, it was on housing and social justice. Getting more involved in more concrete options, the Town has to put money in place to help support affordable housing in Falmouth. The Select Board approved changing the affordable housing guidelines to up to \$100,000 per unit. In April when they found out the Cape Cod Country Club was probably going to be sold and solar farm was possibly in play, the committee raised the issue to Ms. English Braga of how important as it develops affordable housing is in play. They have not heard anything yet about next steps in working to get some of that land set aside as affordable housing.

Dr. Taylor asked where the locations are of the twenty units; she is pleased with them looking at challenges of housing and social justice. Mr. Curly directed her to agendas on the monthly meetings, every meeting they list and track the projects, they are listed at the end of each agenda and he will send them to her via email.

Chair Brown feels the committee is on the right track to find funding opportunities.

Mr. Patterson said we are trying to meet our human needs in Falmouth, not just the State guidelines. People cannot fill those positions because they cannot make enough money to afford living here.

Dr. Taylor said if we cannot meet the State target, we are not even close to meeting the human need in Town.

Mr. Curly said there was unanimous support for funding options.

Ms. Scott Price asked when would be the appropriate time to have the discussions about the Cape Cod County Club land to the Town?

Mr. Johnson-Staub believes it starts with the Planning Board's special permit, which will help facilitate a special permit for solar overlay on the property, it is unknown where it will be and will begin to be determined with the Planning Board. At present the Select Board does not own any property, is not negotiating, that process is anticipated, AMP is moving forward and made public their plans to turn some portion of land over to the Town, but we are not there yet. They have done initial reviews of Town land, now the top priorities are the Emerald House properties; it is a matter of staff time and money to pursue any parcels. There are not large tracks of Town owned land that will become available.

5. Report – Recreation Committee

Sandy Cuny, Chair, Mike Heylin Vice Chair.

Robert Brown, former Chair of Recreation Committee, provided the report to the Select Board. Most meetings have been via Zoom, met quorum every time, he likes the virtual meetings; some members are out of State during the winter months so meeting virtually has helped the committee have a quorum. Joe Olenick updates them on Covid-19 issues in regards to recreational issues in Town. Mr. Olenick approved 5 Community Preservation Applications from the Recreation Department, including; Fuller field safety project, Lower Trotting Park little league park safety study going on, Nye Park having tennis courts refurbished, Gus Canty Center is open, has roof leaks, flooring will be replaced and is funded. Members would like to see voting, people miss voting at the Recreation Center. The Recreation Committee do their yearly fields and park tour in June, they saw 9 this year. They would like to get a third field at Sandwich Rd complex if there is room either half or full field added behind the Fire Department and would like artificial turf, if possible. The artificial turf field at the FHS is primarily used by FHS; another turf field would be suggested that is not primarily a school field. Field report reviewed, GUV Fuller Field track needs some work so people can walk around safely, needs recycle containers, and needs bleachers removed. Restroom signs are not prominent, they are outside in the back, no need to enter the Senior Center to use them. They went to Bell Tower Field, there is no handicap accessibility; cannot get in, does not meet any regulations that should be there. That is part of the plan for the renovation of Bell Tower Field. The playground is not accessible, some believe it is unsafe, and access there is through sand. The Committee will agenda soon the concerns of the Woods Hole Association issues with the park and playground, what they would like to see re: renovations of the tennis courts, and concerns about the pickle ball. West Falmouth Playground and Swift Park looks great. Nye Park has accessibility issues to the court and they have been dealt with; however not the remainder of Nye Park. The wooden picnic benches and baseball wood benches are cracking. Field on 151 wood benches are cracking, no bathrooms are there. Sandwich Road Gaspar Sports Complex basked ball court was trashed with water bottles along the edges, over 40 bottles, they would like a sign that says no littering. There are barrels there for litter and recycling. The baseball field was renovated with Town funds and needs some work, DPW is working on that. The SBLI playground that used to be next to the Recreation Department is supposed to be installed there at Gaspar complex, members of the committee would like to see that installed and are not sure how that works with the Fire Department. Bathroom and concessions at the Gaspar complex is suggested by the committee. Upper Trotting Park, fields 1, 2, and 3; handicap accessibility to the field is atrocious. This has been budgeted for possibly 2025. They sent a letter re: security issues, trash gets dumped in the parking lot in the field in the back. New skate park, probably one of the most popular recreation sites in Town; it needs a grand opening. Central Park, Falmouth Heights, is in good shape, well used, durable, it is not handicap accessible for bathrooms is zero. He has seen portable toilets on the hill, blown over. When the casino was renovated, he believes money was given to the Town for restrooms in that area. School Administration Field, lights need to be replaced because they do not work. Pickleball use at Lawrence School, the courts are used for basketball, tennis, and pickleball. Recreation Committee met with the neighbors, the Town Manager sent 4 subjects he wanted the committee to explore, and Mr. Brown wanted to look at the schedule for playing that was being violated. The committee voted 5-2 to keep the current hours in place for pickleball-the same hours as basketball and tennis. Prior to pickleball, the basketball and tennis courts could be used dawn to dusk and no issues with neighbors other than people shining headlights into courts to play basketball at night. The committee voted to leave that to Mr. Olenick. Pickleball has multiple courts being played at the same time, noise from the ball bouncing repeatedly may be part of the issue neighbors have with pickleball. They did not have a short term plan, long term plan would be to build pickleball courts somewhere away from neighbors. Sound mitigation could be put on the fencing.

Sandra Cuny said that if you listen to 35 pickleball players who represented 350 players. She suggested getting the soundproofing be installed and include it when the courts are built. The number of people that want to play and the hours the Lakeview people came to was Sat/Sun 12-4pm; but they want to play in morning and evening; open at 9am, closing at dusk. Mr. Olenick talked to FPD, there was 1 call in and they did not respond. The police will respond if anyone starts earlier or later than allowed.

Mr. Olenick said that they will put it along the sides facing the neighbors. It does not eliminate the sound but could drop it by about 50% of the noise. They run in two colors, black is 40 per sheet less, he's exploring other fields.

Chair Brown noted that the DPW is shorthanded this year, that could be the issue. He asked for handicap swings to be put there and that may have held it up initially.

Mr. Suso will look into the amount provided to the Town for restrooms at Falmouth Heights.

Mr. Suso said proposals are coming into the capital budget requests and discussions will be had with the Select Board in the weeks to come.

Mr. Cuny asked if the Select Board would prefer a separate letter to address the safety issues; Mr. Suso said anything they would like to call attention to would be helpful.

6. Discussion of future alternate dates for public meeting on proposed Joint Base Cape Cod machine gun range

Chair Brown wants to have a meeting with JBCC staff. Timeframe has been moved to the fall. Dr. Taylor would like to put this off to October; she doesn't want to miss any public hearing, and the community needs to be heard. Seems though when Mr. Suso puts out dates, there is a delay in response and then it cannot happen. Chair Brown said they wanted to give an annual report tonight, which he declined and asked for a date for the machine gun range prior to the annual report. Mr. Suso said that they would send them multiple dates and ask that they make themselves available.

Mr. Patterson asked if they should hold a public meeting and have the State representatives. The Select Board discussed a date for a meeting for the community to have their say in front of the State delegation. Mashpee did not get a response and issued their letter of opposition.

6pm 8/26/21 date will be checked with State legislatures on this date and then once the date is confirmed with the legislatures, it will be provided to the JBCC with an invite. Alternative date of 9/2/21. They will offer JBCC representatives to make a presentation. Mr. Suso will check with the FHS to see if they can accommodate these two dates.

Chair Brown motion approval of the community meeting date of 8/26/21 at 6pm, alternate date of 9/2/21. Second Mr. Patterson. Vote: Yes-4, No-0, Absent-1.

7. Review Draft Select Board mission statement for FalmouthNet Working Group

Mr. Suso said there are two documents, one received from Mr. Gaylord and provided a staff alternative with comments from Town Counsel and other departments. The purpose and mission, community based internet project asking for locations where this has successfully occurred and first bullet whether special legislation would be necessary, Town Counsel will assist in that exploration. Another question is whether the EDIC consultant is available for questions from working group. Changes in membership were made; removed the Finance Director due to other assignments, though she remains available to consult as needed.

Ms. Scott Price asked if we say town options on ownership and operation of the network. First bullet point add if they find special legislation is necessary, what that legislation is and potential town lines.

Dr. Taylor also wants first sentence of purpose and mission statement-options the Town has in operating and creating broad band.

Ms. Scott Price motion approval as amended. Second Dr. Taylor. Vote: Yes-4, No-0, Absent-1.

8. Discussion on establishment of an advisory committee for restoration of the Old Burying Ground

Judy Fenwick, abutter, Paul Dryer alerted her to this. Ch. 25 section 1 of the Town bylaws says the DPW shall take over care and maintenance of the old burying ground and free burying ground. The Select Board now performs the duties formerly performed by the DPW. There is a list of cemeteries, only the Old Burying Ground and the East End Cemetery. There is a list of 17 charges, #4 catalog of historic gravestones and dates, which has been done. Site map of historic gravestones, there is a map going back to 1902 and another in the 1950s/70s. ID available space for new burials, document criteria for requesting burial, her mother passed in 2007, she was a ward of the state at that time and wanted to bury her in the old burial ground. She would have to establish the fact that she was indigent, that was what was required to be provided burial there in 20th century. Veteran gravesites and flags, someone is always going in and snapping the flags and medal markers have been crushed. Access to the area would be important. A lot of the 17 charges could be boiled down to broader areas, make note of what was done, and what needs to be done.

Ed Haddad made presentation to the Select Board on 5/10/21 asking for attention to gravestones in the Old Burying Ground. 750 historic gravestones, some go back to the Revolutionary War. Founding families of Falmouth. Earliest gravestone is dated 1704. He does not know when the ownership transferred from the congregational church to the Town. He does not believe it is publicly used. About ten years ago a lot of restoration work was done, different types of stone are restored differently. There is a craft and science to the restoration. Mapping the gravestone names and where they are located, many unmarked gravestones from the indigent that were buried there. The committee will decide what is needed and when the Select Board sets it up, what their focus will be.

Mr. Suso would like to present these thoughts and suggestions to Town Counsel, then bring it back to the Select Board. There was some reference of funds available, they need to be cautious about that as well.

9. Vote committee appointment: Veterans Council Committee – William Doherty (AMVETS representative)

Ms. Scott Price motion approval to a term ending 6/30/22. Second Mr. Patterson. Vote: Yes-4. No-0. Absent-1.

10. Announce November 2021 Town Meeting schedule

Schedule in the packet.

Announced 7/26/21

Closing warrant 9/3/21

Sb vote articles and execute warrant 9/13/21

Publish articles 9/17/21

Petitioner presentation 9/27/21

Vote recommendations 10/4/21

Publish 10/29/21

Town meeting 11/15/21

Mr. Patterson motion approval. Second Ms. Taylor. Vote: Yes-4. No-0. Absent-1.

11. Review and Vote to Approve Minutes of Meetings

- a. Public Session –

April 5, 2021

Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-3. No-0. Absent-1. Abstain- Ms. Scott Price.

April 26, 2021

Mr. Patterson motion approval as edited. Second Dr. Taylor. Vote: Yes-3. No-0. Absent-1. Abstain- Ms. Scott Price.

May 10, 2021

Mr. Patterson motion approval as edited. Second Dr. Taylor. Vote: Yes-3. No-0. Absent-1. Abstain- Ms. Scott Price.

Chair Brown said Open Meeting Law Act, recommends minutes from previous meeting should be voted at the next meeting.

- b. Executive Session –

June 7, 2021;

Mr. Patterson motion approval and not release. Second Dr. Taylor. Vote: Yes-3. No-0. Absent-1. Abstain- Ms. Scott Price.

July 12, 2021 (vote to release/not to release)

These are held to seek advice on whether to include a person's name.

12. Individual Select Board Members' Reports

Mr. Patterson:

Feels need staffing and financing plan for the more strategic objectives including Broadband, affordable housing, coastal resiliency, and environmental. He does not see the way Town staff will do the planning, execution, and final management of it. Need to look at staffing projections, planning, and financial

support of that effort. He requested this process begin. The Town Manager is responsible to provide the staffing needed to meet the objectives and projects that will be required to develop to present to Town Meeting for funding. How are these projects going to be done. Affordable housing is critical, we do not have a plan for doing it, rely on CPC financing, but looking at a plan to address the issue in an organized kind of way. Community Development/Redevelopment type of position is needed; this did not get through Town Meeting at the time it was put forward. Suggested an agenda item to start addressing these issues.

Mr. Suso recalls a discussion with the Select Board when the member said one or two of these items are not in their top 5. Clear delineation of what the Select Board's priorities are is needed so that we are clear that we are moving in the correct direction.

Dr. Taylor noted the Select Board keeps shifting. Not everything can be a top priority. The Select Board needs to be clear with Town Manager's Office of what their priorities are, what is needed to meet the priorities, and set up the maps.

Chair Brown noted at the last meeting the Select Board talked about a couple of initiatives, Mr. Suso said be careful because if you assign new tasks he may need to scale back on other tasks. It is not what the priorities are, but whether we are getting to the limit of capacity for projects and, if so, if we need more help. He suggested revisiting the strategic objectives outlined during the retreat and if they have the staff with available resources.

Chair Brown:

Attended Beach Committee, struggling with meeting their needs. Concerns about whether we will be able to staff as needed. Mr. Suso said trash pickup is in good shape, there have been other challenges.

13. Town Manager's Report

Mr. Suso attended the SSA meeting, Bikeway and Pedestrian Committee Meeting, and the DPW proposed design elements at end of bikeway in Woods Hole.

Forum requested by Gov Baker and Lt. Gov Polito at Little Pond Place was successful and he appreciated this opportunity. .

Next meeting regular business meeting of the Select Board will be 8/9/21.

Mr. Patterson motion to adjourn. Second Ms. Scott Price, Vote: Yes-4. No-0. Absent-1.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
MONDAY, SEPTEMBER 13, 2021
ELLEN T. MITCHELL BATHHOUSE
56 SURF DRIVE, FALMOUTH, MA 02540
AND
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

Present: Dr. Nancy Taylor, Vice Chair; Megan English Braga; Onjalé Scott Price.

Absent: Doug Brown, Chair; Sam Patterson.

Staff Present: Julian Suso, Town Manager; Peter Johnson-Staub, Assistant Town Manager.

1. Vice Chair Taylor convened and called to order the meeting at the Ellen T. Mitchell Bathhouse at 6:15pm.
2. Recognition of Bruce Mogardo, he worked for the Beach Committee for 58 years. Chair Brown is not present, Mr. Mogardo is not present.

State Senator Sue Moran spoke in appreciation of Mr. Mogardo and presented a Senate Citation from the State House in Recognition of Mr. Mogardo and offered best wishes for his continued success. The citation was presented to Mr. Mogardo's daughter. Senator Moran will deliver the citation to Mr. Mogardo.

Mr. Suso thanked and appreciated Mr. Mogardo for his continuing commitment to quality and service in relation to the Falmouth Beaches remaining a resource for the community and selfless public service.

Joe Netto thanked the Select Board for honoring Mr. Mogardo for his lifelong dedication to the Falmouth beaches.

Jim Fox noted when the Beach Committee had problems in the past and they would go to Mr. Mogardo, who was a great leader.

Ms. English Braga noted Mr. Mogardo was a resource, studied our shoreline, and it is a passion for him. He brought his qualities of teaching and coaching to his job with the Beach Department.

Andre Dufresne thanked Mr. Mogardo for his service.

Maggie Clayton appreciated Mr. Mogardo and grew into her role because he gave her leadership opportunities.

3. Adjourn to Select Board Meeting Room for 7:00 p.m. continuation by Vice Chair Taylor.
4. Vice Chair Taylor reconvened the Select Board Meeting in Town Hall at 7pm.
5. Pledge of Allegiance
6. Proclamation – Suicide Prevention Month

Vice Chair Taylor read the proclamation in the packet as a motion. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

7. Recognition

Ms. English Braga noted Bruce Mogardo's more than 5 decades of service that he has given to the Town.

Ms. Scott Price recognized the DPW for all clean up after Hurricane Ida to clear roads and keep everyone safe.

Vice Chair Taylor noted the memorial service at FFD remembering 9/11.

8. Announcements

Ms. Scott Price said the FPD starting the citizens police academy this week, it is full and will be held again in the spring.

9. Public Comment-none.

7:15 p.m. SUMMARY OF ACTIONS (15 minutes)

1. Licenses

- a. Approve application for special one-day wine & malt liquor license – Samaritans on Cape Cod and the Islands – Upper Cape Bocce Festival – Falmouth Academy, 7 Highfield Drive - Saturday, 9/18/21

Ms. English Braga stated she is on the board of trustees for Falmouth Academy.

Ms. English Braga motion approval. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

2. Administrative Orders

- a. Vote to authorize/approve letter of support for Falmouth Housing Corp. Scranton/Main Project JS provided the draft of the proposed letter, this project that staff members have had meetings and reviews on, will be going to the ZBA. Linda Clark is present.

Mr. Johnson-Staub noted some language may be familiar, it came before Select Board at a previous phase and the letter highlights some aspects of the project. This language is sufficient for the Falmouth Housing Corporation to move forward. There is an application for funding before the Falmouth Affordable Housing Fund and will come to the Select Board soon. Highlights include a development proposed at the location of the former Cape Cod Five, across from Senior Center and FPD, proposed senior housing. 48 units, all affordable, they are targeted at deeply affordable income levels, 9 at 30% of the area median income, 9 at 50% of the area median income, and 30 units at 60% of the area median income. This only possible with a combination of funding from the State and Town. This meets a priority need of elderly rental housing. He will speak to Noreen Stockman, Administrator ZBA, to offer any assistance the Town Manager's Office can provide.

Linda Clark, Falmouth Housing Corporation President, said they had opportunity and counsel reviewed the draft letter and they are satisfied with it as written. They will need a comprehensive permit by December. 2021 If the timelines are not met, the project will be delayed one year and the project may be in jeopardy. They will have to carry the property for the year, they must get through the process by the end of December; the first round of funding will be available to them 1/15/22. She appreciates the Town's support.

Ms. Scott Price motion approval. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

3. Special Events

Recurring – Recommended:

- a. Blues & Views – William Maurer – Bandshell / Marina Park – Sunday, 10/17/21

Ms. English Braga motion approval. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Raising awareness and support raising attention for Falmouth homeless prevention.

PUBLIC HEARINGS

1. Flow Neutral Bylaw – Evaluation of Request for Variance – Eel Pond Realty, LLC – 87 Water Street, Woods Hole (parcel 49A 01 003 000)

The applicant requested this be postponed to 9/27/21 at 7:30pm.

BUSINESS

1. Discussion/update on COVID-19 issues

Scott McGann, Health Agent, reported the last 2.5 weeks have been tougher than from where we were. Reviewed the Falmouth Weekly Case Trends, there were a couple clusters that account for about 35 of those cases. The County incidence rates are at 20 per 100,000 daily cases, about 7 cases per day average. A lot of vaccine breakthrough but it seems to be more mild cases. The delta variant is stronger than other versions of Covid-19. The State is not giving guidance, so Mr. McGann has used the CDC guidance. We are still in the low, incidence rate 20.6, represents a gain of 7, but not near substantial, which would be about 115 cases per week. Need to look at hospitalizations; 3 in hospital, 3 in ICU at Falmouth Hospital. 80% of all eligible residents are fully vaccinated. Falmouth Specific Vaccination Data was reviewed. Pharmacies have the third dose for those who are immune compromised. Falmouth has capability to vaccinate, things will be different this time around and there may be more of a dependence on the Town to offer vaccinations. Whatever involvement the State wants from the Towns, Falmouth will be able to do it.

2. Discussion, vote on proposed Remote Participation Policy for Boards/Committees

Atty Duffy submitted this for review. He was before the Select Board ten years ago with the same subject, the Select Board declined to do it at that time because they did not see a need for it and had questions about how it would operate. We now have a need for it, the MA AGO has promulgated regulations telling how to do it. This policy is based on AGO regulations, applies to board members who want to participate in a meeting but cannot unless remotely. There must be a physical quorum present at the meeting. Reasons for remote participation include personal illness, geographic distance, etc. Approved technologies that may be used include a telephone, via internet video conferencing provided all participants are audible to one another. The member of a public body shall notify the Chair in advance who will make the arrangements. The Chair must announce the member is participating remotely and the reason. All votes would need to be by roll call vote. This can be done for executive session, person participating remotely must certify to the Chair that no other persons are in the room where they are and cannot hear it, have to be provided with all the documents, including plans and exhibits that will be introduced at the meeting so they have the same information those present have so they can participate and vote. This policy does not apply to the public, it is not a hybrid meeting. If approved by the Select Board, they will send this policy to boards and committees.

Ms. English Braga believes this is long overdue, it is important for members of boards who could participate and their viewpoint, perspective, representation of constituents are important. This is not a reason for chronic absences, it is for select situations. It may help bring more people who want to participate who may have issues with transportation or health. This policy allows for flexibility for normal issues that folks have.

Ms. Scott Price asked that if someone has a medical issue but does not want it to be announced. Vice Chair Taylor noted if stick to reasons for remote participation, it should cover it.

Ms. Scott Price motion approval. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. English Braga noted that looking at winter and hybrid meetings; will there be an opportunity to look at those meetings and Mr. Suso responded that they are exploring that with IT.

3. Interview, vote and appoint committee members
 - a. Falmouth Housing Authority Tenant Board Member
 - i. Marianne Keevins
 - ii. Deborah Cotton
 - iii. Stephen MacDonald

Vice Chair Taylor noted at 8:30pm that the applicants listed above have been contacted and notified of their opportunity to be interviewed this evening, however none are present. The Select Board members made the decision to go forward nominating and voting for a person to the teant board member position that ends 6/30/26.

Ms. English Braga motion to appoint Kathleen Haynes for a term ending 6/30/26. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Vice Chair Taylor asked the Town Manager's office to no longer include the email trails in the packet for people asking to become members.

4. Vote to affirm appointment of Veterans Council Committee member
 - b. Falmouth Lodge No. 2380 B.P.O. Elks representative – Ret. Lt. Col. Elizabeth S. Sweeney Sweeney is honored, she is a 33 year vet, dedication to the country, joined military in 1976, served in three wars. She has been a guest speaker in the Veteran's parade in the past, this is her home.

Ms. English Braga motion approval to affirm the appointment. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. Scott Price motion to take agenda items out of order. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

5. Report – Board of Library Trustees
Judy Fenwick, Chair, reviewed the written report that will be provided with the Library Trustees' Annual Town report. Margo Finnell retired in 6/2021. This past year there have been challenges with new opportunities, increased partnerships. Many libraries discovered new needs for their communities, and she hopes the new ones Falmouth used will continue. Some items done include strengthened WIFI access, installation of green metal picnic tables on the library lawn, internet increased through hotspots and chrome books, partnered with Village Association offering movies under stars, expanded digital access to programs, online programs via Zoom, and increased use of outdoor spaces. Strengthened partnerships with schools and senior center and offered take out opportunities.

Early summer 2020 trustees thanked the staff with personal notes, gift cards, and she noted that they were the only public library fully staffed on the Cape from March-May 2020. Volunteers at the book sale, community responded by helping the Friends of the Library raise more than \$60,000, support of the Friends to the Library is priceless.

Mr. Suso let Ms. Fenwick know who the Select Board member assigned to be Liaison to the Library Trustees.

Ms. English Braga asked about the North Falmouth branch and how much has happened in the last year or so.

Ms. Fenwick noted it was a collaborative effort with Trustees and the Support Fund and included re-shingling, replacing windows, cutting trees, paving, and new landscaping. This work added another 15 years to the building and now they can turn attention to renovation of East Falmouth Library, which needs to be expanded to include meeting space and other assets of the library.

6. Report – Board of Health
Scott McGann, Health Agent, and Diane Molloy, BOH Chair. Ms. Molloy made presentation via PowerPoint and thanked for the approval last year for an additional administrative assistant role, which was filled. A contract RN position was approved, and they appreciate it; that position conducts contact tracing. The Assistant Health Agent, is back and working. Linda Kinchla supported the department throughout the pandemic. Bernie Sullivan continues field inspections. They have a new Recording Secretary, Nicky Walsh. With the additional support it is manageable, the BOH may be looking for an additional FTE in the near future. Covid-19 has been their priority since March 2020.

Mr. McGann is reporting to the Town, public, and BOH. Vaccine clinics have subsided, when boosters come up. Guidance changes with the mandates and they continue to discuss current case numbers and mitigation measures. They are feeling comfortable with a mask advisory at this time. The President is looking at mandates for vaccines. There have been break through cases of vaccinated individuals contracting the Delta variant.

Update Tobacco Regulations that passed 6/1/2020. Highlights to cap number of tobacco permits to the current number of 35; their goal is to cut that number.

Ms. Molloy noted the 5 members of the BOH present tonight. Reviewed the mission statement and functions of the BOH.

Smithfield Farm case started in December 2020, some concern about the status of the farm, 2 horses got loose on Sandwich Road, one got killed and they are working with the owner; there will be ongoing inspections. There was positive and negative correspondence about the situation from the community. After they work with poultry, they would like to look at the stable permits. Smithfield got their permit back. Reviewing potential regulations for solid waste. The BOH addressed two complex housing issues throughout this Spring, and both are resolved. Board members helped with doing inspections and follow up. They need a larger venue for community input. Roosters and the odor that come with poultry are big issues. Enforcing compliance with innovative septic systems. With sea level rise, the BOH will be working on adding to the local septic regulations to address sea level rise. The timeline is to be determined. Ms. Molloy thanked the Select Board for their ongoing support, publicly acknowledged Mr. McGann, he is very responsive, he believes in public service, and is displaying that.

Vice Chair Taylor asked for a copy of the PowerPoint from tonight's presentation and said that she feels it was amazing the BOH was able to do all the other duties this year with such a focus on the pandemic.

Ben Van Moy, BOH, thanked Ms. Molloy for her service and she has the full confidence with the BOH.

Ms. English Braga would like to continue looking at staffing for the Health Department, even when Covid is managed, it is not the only thing that will happen.

Vice Chair Taylor noted the Health Department is integral and supports looking at staffing.

7. Presentation on Carousel of Light Project

Troy Clarkson, President of Carousel of Light, which is well known to the Select Board and the public. Originated in the mid-1990's. It is an operating carousel, horses hand carved by local artist. They formed a nonprofit about 20 years ago, operated the carousel. The carousel was taken to CA by the artist, who then wanted to bring back the carousel, but did not have the money. The Carousel of Light organization then assisted with that about 8 years ago. They have been looking for a permanent location for 7 years so this could stay in Falmouth. The Select Board created a task force a few years ago which worked for some time, went through a host of locations, then unanimously came with the recommended site: an 81 sq. ft. sliver of land on the Mullen Hall property, adjacent to the path. Mr. Clarkson reviewed a plan of the area. Town Meeting supported transferring the land from the School Committee to the Select Board so the Select Board could enter into a lease for the carousel, but it was majority vote, not a 2/3 vote. Hoping that the same article can be placed on the upcoming Town Meeting Warrant. They have continued to do outreach. A permanent location will result in not needing to dismantle it and set it up each year. There are no plans to remove the cupola that exists at the Mullen Hall site, nor the gardens. This is a vote to allow the property to be transferred from the School Department to the Select Board so that they can execute a lease. He provided the motion that Atty Duffy wrote for the previous article.

Vice Chair Taylor noted the agenda, last time the Select Board placed the article on the warrant, but she is concerned that this was not received until this afternoon and is not comfortable with the three Select Board members voting on this. The text of the article was crafted by Atty Duffy several months ago.

The carousel will exist if this is pushed to another Town Meeting, however it is difficult to have the funds to put it up and take it down. If Town Meeting says no, than they may go to another community willing to host the carousel.

Ms. English Braga noted the warrant closed on 9/3/21, tonight they will vote articles and transmit to to the Finance Committee.

Mr. Suso described the steps in the past to add an article after the warrant is executed. The Select Board can choose to add warrant articles, but they would not be petition articles.

Mr. Clarkson asked Atty Duffy, Atty Duffy validated what Mr. Suso said.

Ms. English Braga noted she understands the concern there are just three Select Board members present tonight but would not mind seeing this go back in front of Town Meeting.

Vice Chair Taylor said whether it goes in front of Town Meeting in November or April; she would have liked to have a meeting that said vote to put it on the warrant because it signals for people to come in to comment.

Ms. Scott Price motion to put article as presented on the November warrant for Town Meeting. Second Ms. English Braga. Vote: Yes-3. No-1. (Vice Chair Taylor) Absent-2 (Chair Brown, Mr. Patterson)

8. **Vote Articles and Execute Warrant for November 2021 Town Meeting**

Ms. Scott Price inquired about the following:

Article 25 Petitioners article has an asterisk after ferry embarkation fund, but nothing of what the asterisk means.

Article 23-what constitutes commercial vehicles.

Karen Bissonette, Affordable Housing Committee, had articles the Select Board was asked to support, and noted the language that was used was developed by Town Counsel. The last time there was a question about the legality about what the Town Counsel had recommended. If the Select Board is not going to use the language recommended by Town Counsel, she would like to have a discussion. The Finance Director questioned whether or not the funds could be designated for the Affordable Housing Fund. Will Town Meeting know they hope it is for affordable housing? Mr. Suso said it could be in the recommendation.

Ms. English Braga noted what Atty Duffy discussed about the language having to be. Only Town Meeting can determine whether the funds could be designated for the Affordable Housing Fund; every year the Select Board would have to vote. For Articles 15 and 16 the Select Board cannot say all money goes to that because Town Meeting has that authority.

Mr. Johnson-Staub explained there have been instances where the Select Board has adopted a policy about recurring designations, it would not be in the article, but if the Select Board supports the Affordable Housing Committee proposal, there is a way for Select Board to pursue those funds.

Mr. Suso noted the staff members write the recommendation and Ms. Scott Price noted she would like to work on those three articles when the time comes.

Ms. English Braga motion to place Articles 1-3 on the warrant. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. Scott Price motion to place Articles 4 and 5 on the warrant. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. English Braga motion to place Articles 6-11 on the warrant. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. Scott Price motion to place Articles 12-17 on the warrant. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. English Braga motion to place Articles 18-27 on the warrant. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. Scott Price motion to place Articles 28-31 on the warrant. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Ms. Scott Price motion to place Article 32 on the warrant. Second Ms. English Braga. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

9. Discussion on Acquisition/Placement of Radar Feedback Signs on Woods Hole Road (10 minutes)
Mr. Suso noted this is related to traffic related to SSA, has arisen many times historically. There is a petition warrant article, and the Select Board will consider placing on the warrant that relates to setting aside funds for this purpose. He has met with DPW Director Peter McConarty and FPD Chief Dunne, they are continuing to explore that and looking at protentional locations and related issues. Anticipate there will be discussion on it at Town Meeting. MassDOT oversees that and controls that, so proposals go to them, reviewed by them, and approved by them, which may take time.

Peter McConarty, DPW Director, the signage would go through MassDOT, it takes a good amount of time for permits to go through MassDOT. There is a lot of information they will be looking for, but the engineering and permits could be done in house, he would not have to go a consultant. It is the technology they have today that will be used. These signs have been installed on Route 151, they work well, will need maintenance periodically. This is a similar design, solar power, open to southern horizon, and there are plenty of areas on Woods Hole Rd. that would be sufficient. They are installed at the school locations, where there is a flashing light when school is in session, but these are activated when a vehicle approaches.

Ms. English Braga noted emails almost daily on this issue, much concern from the public.

Ms. Scott Price said they received 1 email from someone who lives there who is not interested in having this on Woods Hole Rd.

10. Review and Vote to Approve Minutes of Meetings:

a. Public Session

June 7, 2021

Ms. English Braga motion approval with correction. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

August 30, 2021-none.

b. Executive Session – Executive Session –

August 30, 2021 (vote to release/not to release)

Ms. English Braga motion approval with correction. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

11. Individual Select Board Members' Reports

Ms. English Braga sent an email about the possibility of getting a group of folks at a Select Board Meeting, including Senator Moran and a member of the Bikeways and Pedestrian Committee together to talk about next developments for the Shining Sea Bikeway, may be some options with the bridges. There may be some time sensitive opportunities due to the bridge work.

12. Town Manager's Report

Mr. Suso complimented the School Department on a new school year during continuation of this pandemic.

Planned pedestrian and bicycle access improvements to Katherine Lee Bates Road is under way and will improve the safety of all and make it an attractive viewshed; it is a step in the loop around Shiverick's Pond.

Attended the 20th anniversary 911 Memorial Ceremony at FPD, complimented FFD and FPD on their fine work. He is proud that Falmouth continues to recognize that anniversary.

Attended the Finance Committee meeting Tuesday, they have another meeting tomorrow evening, the Finance Committee is awaiting the Select Board's execution of the warrant articles.

Arts Alive festival was successful.

Two American Elms past their useful life, deteriorating rapidly and scheduled a shade tree hearing to bring to the Select Board with the Tree Warden's recommendation that these be removed.

Diversity and Inclusion Officer Jackie Hartmann will join the Select Board the second Monday in October, her office is in the School Administration Building. She is going through preparations for relocating to this area.

The next regular Select Board meeting 9/27/21.

Ms. English Braga asked Mr. Suso and Mr. Johnson-Staub if, down the road, it would be helpful to have a joint meeting after Town Meeting with the Finance Committee, have discussion and if there are things the Select Board can do to supplement their work. Mr. Suso and Mr. Johnson-Staub will coordinate this for a future meeting.

Ms. Scott Price motion to adjourn. Second Ms. English Braga. Ms. English Braga motion approval with correction. Second Ms. Scott Price. Vote: Yes-3. No-0 Absent-2 (Chair Brown, Mr. Patterson)

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

BUSINESS

10. Town Manager's Report

REPORT

TO: Falmouth Select Board

FROM: Julian M. Suso

DATE: October 22, 2021

JMSuso

- The Board will convene in executive session at 6:30PM on Monday to consider approval of two proposed collective bargaining settlements, with Public Works and AFSCME Unit B.
- Under Summary of Actions, I am asking the Board for retroactive authorization for a grant application filed with the State for a Community Compact IT Grant to assist in funding the proposed Fire Station Alerting System (which is in the Town's approved Capital Plan). Thank you for this consideration.
- The Board will be conducting a public hearing to consider adoption of new, proposed mooring regulations relating to house floats and house boats. This proposal was developed by Harbormaster Gregg Fraser in close collaboration with Town Counsel Frank Duffy. This has been prepared in response to a growing trend in such house float construction and the need to responsibly regulate for safety purposes.
- EverSource representatives will be joining the Board for a presentation and general discussion on the company's proposal for future construction of yet another underground electrical connector from the Vineyard to the mainland.
- You will recall the recent discussion and vote of the Board, acting as Trustees of the Falmouth Affordable Housing Fund (FAHF), in which you declined to extend funding to Mr. Michael Galasso for the proposed addition of \$205,500 for rooftop solar on the units at Megansett Crossing. At that time, you indicated a preference to continue to target those funds for the construction of affordable units, as opposed to rooftop solar. Alternatively, Mr. Galasso suggested the use of available FAHF funds to be sourced through funding from the Cape Cod Commission. We did pursue that alternative and your Board packet contains information on this, including the CCC staff "recommendation" essentially discouraging allocating those dollars for that expanded purpose.

- Fire Chief Tim Smith and Deputy Chief Scott Thrasher will be joining me for the scheduled follow-up discussion with the Board on the proposed North/West Fire Station and staffing considerations.
- The Board is asked to consider voting to adopt a “charge statement” for the Sustainable Living for Working Families Taskforce which was affirmed by recent Town Meeting vote, although Town Meeting declined to set aside the requested funding to support this initiative.
- I was pleased to attend EDIC’s presentation and public discussion on the proposed land use alternatives for the Falmouth Depot this past Wednesday.
- We note that downtown is once again temporarily populated with the various Halloween “Scarecrow” renditions customized by individual merchants. Fascinating creativity.
- As a reminder, it is anticipated that the two diseased American Elm trees in front of the Main Library will be removed by the Parks Division in collaboration with a local contractor on Tuesday, October 26. The Police Department will be temporarily cordoning off that section of Main Street to protect the public during this process.
- The Board’s next regular business meeting is scheduled for Monday, November 8.