

**TOWN OF FALMOUTH**  
**SELECT BOARD**  
**AGENDA**  
**MONDAY, OCTOBER 3, 2022 – 6:30 P.M.**  
**SELECT BOARD MEETING ROOM**  
**TOWN HALL**  
**59 TOWN HALL SQUARE, FALMOUTH, MA 02540**

*The Select Board may discuss and vote appropriate action on any item listed on this Agenda unless a different disposition is noted. At the discretion of the Chair, agenda items may be taken out of order.*

**6:30 p.m. OPEN SESSION**

**6:30 p.m. EXECUTIVE SESSION**

1. M.G.L. c.30A s.21(a)(3) – To discuss strategy with respect to collective bargaining – Firefighters Union Minimum Shift Staffing

**7:00 p.m. OPEN SESSION**

1. Call to Order
2. Pledge of Allegiance
3. Recognition
4. Announcements
5. Public Comment

**7:05 p.m. TOWN MANAGER'S PRELIMINARY REPORT**

**7:10 p.m. COMMITTEE INTERVIEWS**

1. Interview, vote and appoint committee member
  - a. Conservation Commission – Melissa Freitag

**7:15 p.m. PUBLIC HEARINGS**

1. Application for a Transfer of an All Alcoholic Common Victualler License – Wagner Hospitality Management, LLC d/b/a Holiday Inn Falmouth, 291 Jones Road (10 minutes)

**7:25 p.m. BUSINESS**

1. Report – Resilient Woods Hole (RWH) – Rob Munier, Woods Hole Oceanographic Institution (WHOI) (15 minutes)
2. Update on traffic improvements at the Route 151, Sam Turner, Boxberry Hill and Cloverfield intersection, and Worcester Court and Spring Bars Road intersection – James McLoughlin – DPW/Engineering (15 minutes)
3. Town Manager Hiring Process (10 minutes)
4. Vote Article Recommendations for November 2022 Annual Town Meeting (15 minutes)

**8:25 p.m. CONSENT AGENDA**

1. Licenses
  - a. Approve Application for Transfer of a Common Victualler License – 10 Water Street, LLC d/b/a Pie in the Sky, 10 Water Street, Woods Hole
  - b. Approve Application for Special One-Day All Alcohol Liquor Licenses – Falmouth Theatre Guild – Highfield Theater, 58 Highfield Drive – October 21, 22, 23, 28, 29, 30 & November 4, 5 and 6, 2022 (9 days) – Friday and Saturday 6:30 pm – 9:30 pm, Sunday 1:00 pm – 4:00 pm

- c. Approve Application for a Special One-Day Wine and Malt Liquor License – Shipwrecked – Falmouth in the Fall Road Race After Party – Shipwrecked/Heights Hotel parking lot – Sunday, November 6, 2022 – 10:00 am – 6:00 pm
- d. Approve application for a Special One-Day Wine & Malt Beverages License – TAPPED – wedding reception – 16 Worcester Avenue, Falmouth – Saturday, October 15, 2022, from 1:00 pm – 3:00 pm.
- e. Approve request by Olive Restaurants, Inc. d/b/a Shiverick Café & Bar for extended hours of service for an All Alcoholic Beverages License to 8:00 am to 1:00 am Monday through Saturday and 10:00 am to 1:00 am Sunday.

2. Administrative Orders

- a. Approve request for a waiver of the special event permit fee for the Chris Wetherbee Memorial Toy Run on Sunday, 11/6/22
- b. Approve Grant of License to Sharon and Ronald Nunes to maintain a wooden picket fence and landscaping elements located in the town right of way at 23 Oak Street

**8:30 p.m. MINUTES**

1. Review and Vote to Approve Minutes of Meetings: Public Session – June 21, 2021

**8:35 p.m. TOWN MANAGER'S SUPPLEMENTAL REPORT**

**8:40 p.m. SELECT BOARD REPORTS**

**8:50 p.m. DISCUSSION OF FUTURE AGENDA ITEMS**

**8:55 p.m. ADJOURN**

Nancy R. Taylor, Chair  
Select Board

**OPEN SESSION**

**TOWN MANAGER'S PRELIMINARY REPORT**

October 3, 2022



## TOWN OF FALMOUTH

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

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**TO:** Select Board  
**FROM:** Peter Johnson-Staub, Acting Town Manager  
**SUBJECT:** Preliminary Report for October 3, 2022  
**DATE:** September 30, 2022

*PJS*

### AGENDA TOPICS – PRELIMINARY REPORT:

#### Committee Interviews:

1. Melissa Freitag was appointed as an alternate to the Conservation Commission in June. She has applied for a vacancy as a regular member.

#### Public Hearings:

1. Wagner Hospitality d/b/a Holiday Inn is applying for a transfer of ownership of an all alcoholic common victualler license. There is no change to the terms of the license and no staff concerns.

#### Business:

##### 1. Report – Resilient Woods Hole:

Rob Munier, Vice President for Marine Facilities and Operations at WHOI, will provide an overview of the Phase 3 Report which was funded by a Coastal Zone Management grant. The 55-page report can be viewed at <https://resilientwoodshole.org/news-and-events/#reports>. No action is requested of the Board at this time.

##### 2. Update on traffic improvements proposed for several intersections:

Town Engineer Jim McLoughlin and the consulting engineer will present proposals for the intersection of Route 151 and Sam Turner Road and for the intersection of Worcester Court and Spring Bars Road. This is an opportunity for the Board ask questions and provide feedback on preliminary designs.

##### 3. Town Manager Hiring Process:

Town Counsel Maura O'Keefe has provided some additional information regarding the process for retaining an executive search consultant and will be present for the meeting to discuss it with the Board.

##### 4. Vote Article Recommendations for November 2022 Annual Town Meeting:

The Board will be voting recommendations on five articles. I've provided a brief memo in the packet along with the Town Meeting warrant.

Consent Agenda:

Staff have reviewed all items on the consent agenda and raised no concerns. The last item on the consent agenda is a request for a license agreement for an existing fence and landscaping that encroach approximately 3 feet into the Town Right of Way. Such encroachments occur frequently without any approval from the Town. The review of this fence was triggered by an application to the ZBA to renovate the second floor of the house. The Town Engineer has reviewed this request and has no objection. I recommend approval of all items on the consent agenda.

Minutes:

There is one set of minutes to be reviewed

//SB Meeting Report 10-03-2022

## **OPEN SESSION**

1. Interview, vote and appoint committee member
  - a. Conservation Commission – Melissa Freitag

Conservation Commission (7 full members, 3 alternate members) (3-year terms)

Three vacancies:

- 1 full member position – term ending 6/30/25
- 1 alternate member position – term ending 6/30/25
- 1 alternate member position – term ending 6/30/25

One applicant:

- Melissa Freitag (presently an alternate member)



TOWN OF FALMOUTH  
BOARD, COMMITTEE OR COMMISSION  
APPLICATION FORM

If you are interested in serving the Town of Falmouth in any capacity, please fill out this form and mail it to the Select Board, Falmouth Town Hall, 59 Town Hall Square, Falmouth, MA 02540. Information received will be available to all Town Boards and Officials, although the filling out of this form does not assure appointment. If selected for an interview, you may wish to submit a resume or additional information. This form and a listing of all boards and committees can be found on the Falmouth website: [www.falmouthma.gov](http://www.falmouthma.gov).

Name: Melissa C. Freitag

Address: 19 Andy's Lane Village: Falmouth ZIP: \_\_\_\_\_

Mailing Address: PO Box 692 Village: Woods Hole ZIP: 02543

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident ca 20 (date: \_\_\_\_\_) / Taxpayer ca 20 (date: \_\_\_\_\_)

Amount of time you are available to give: 10 hrs+/- per week

Town Committee, Board or Commission you are interested in serving on:

1. Conservation Commission, alternate
2. \_\_\_\_\_
3. \_\_\_\_\_

Seeking: Permanent Position  Alternate Position

Have you attended any meetings of the committee for which you are applying? yes

Relevant affiliation and work and personal experiences: \_\_\_\_\_

M.A. in I.R. focus: Int'l Environment and Resource Policy

Teach public policy, government

Town offices held in Falmouth or elsewhere and dates of years served: \_\_\_\_\_

Town Mtg member; vice chair CRAC (coastal resiliency) 2017-2021;

vice chair BoS 2009-2012; CPC 2007?-2009; Historical Comm. 2006-2009.

Orleans: FinCom 1999-2004; Charter Review Cte '97-'99, H2O quality task force '97-99...

Briefly describe the particular skills you feel you will add to the committee or board: \_\_\_\_\_

Analytical skills, research, presentation, public speaking skills; voracious reader.

Local Knowledge: Deep familiarity with Falmouth's coastline, coastal processes, SLR issues/forecast

Basic knowledge of Conservation issues, understand public policy process

Quick learner.

You may attach a resume to this application.

List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	Jennifer Lincoln	Fal. Conservation Agent	_____
2.	Eric Turkington	Town volunteer extraordinaire	_____
3.	_____	_____	_____

I hereby certify that I have been provided a summary of Massachusetts General Law 268A, the Conflict of Interest of Law, I have read the material provided, and to the best of my understanding have no potential or actual conflict of interest.

I have received a copy of the Select Board's Appointment Policy and read the material provided.

5 May 2022

DATE

APPLICANT'S SIGNATURE

In the event the applicant cannot sign this statement, you should provide an explanation of the reason (s) why if you still wish consideration for appointment.

MELISSA C. FREITAG  
P.O. Box 692 Woods Hole MA 02543 USA

**EDUCATION**

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**Fletcher School of Law and Diplomacy, Tufts University, Medford, MA**

- Master of Arts, International Relations, February 2014
- International Environment and Resource Policy, Diplomacy, Negotiation and Mediation
- Master's Thesis *On Climate Change and Indigenous Peoples: Some Realities in the Russian Arctic*

**Brown University, Providence, RI**

- Master of Arts, History, May 2006
- Early Modern European History and Twentieth-century Authoritarianism

**Universität Innsbruck, Tyrol, Austria**

- Graduate studies in Comparative/International Education, 30 credit hours

**Smith College, Northampton, MA**

- Bachelor of Arts, Medieval Studies and History double major
- Junior Year Abroad in Vienna, Austria: German language, Eastern European Politics, Economics, Music, History

**PROFESSIONAL EXPERIENCE**

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**Massachusetts Maritime Academy, Buzzards Bay, MA**

*Part-Time Lecturer, Social Sciences Department* (2017 to present)

*Interim Assistant Registrar* (spring 2022)

- Teach History of U.S. Foreign Policy, Intro to Polar Affairs, and American Gov't to maritime university students.
- Design courses, assess resources, write/deliver lectures, facilitate discussions, evaluate student progress. DEI training.

**University of Massachusetts, Dartmouth, North Dartmouth, MA**

*Part-Time Lecturer, Political Science Department; History Department* (2015 to 2018; 2009 to 2012)

- Taught Comparative Politics, Topics in International Relations/Arctic Policy, Intro to American Politics, and Intro to Public Policy. Taught World History I, II, modern European history seminars, and Western Civilization I, II.
- Designed courses, assessed resources, wrote and delivered lectures, hired and mentored TAs. LGBTQ+ training.

**Town of Falmouth, MA**

*Coastal Resilience Action Committee Vice-Chair* (2017 to 2021)

- Analyzed scientific climate change and oceanographic data; advised Town on sea level rise strategic action, adaptive pathways; wrote successful grant applications. Drafted white paper for Select Board.

**Mediation Works, Inc., Boston, MA**

*Panel Mediator* (October 2013 to present)

- Mediate occasional small claims and landlord/tenant cases in MA District Courts; train novice mediators. *Pro Bono*.

**Nantucket Grey Seal Research Fund, Nantucket, MA**

*Project Coordinator* (May 2016 to Dec 2016)

- Assisted Nantucket SAC and Muskeget Island owner in assembling and convening interdisciplinary public policy workshop, *Unintended Consequences? Grey Seals and the Marine Mammal Protection Act*. Produced synopsis paper.

**Fletcher School of Law and Diplomacy, Medford, MA**

*Project Manager/Contractor, Warming Arctic International Inquiry IV* (November 2014 to June 2015)

- Organized two-day international conference, *Leadership, Diplomacy and Science: Resolving the Arctic Paradox*.
- Consulted with Presidential offices, Ministries of Foreign Affairs. Corresponded with high-level diplomatic speakers and guests. Raised funds from Consuls General and Embassies, NGOs and think tanks; managed budget.
- Advised student committee, arranged meetings, set agendas, coached students in high-level outreach, protocol.

(continued)

**Fletcher School of Law and Diplomacy, Medford, MA**

**Project Coordinator, Edward R. Murrow Center for Public Diplomacy** (January 2014 to June 2014)

- Assisted Director in convening *Warming Arctic International Inquiry III: Development, Stewardship and Science*.
- Created program, promotional materials, schedules. Executed all logistics: meals, lodging, facilities, registration.

**Conservation Law Foundation, Ventures, Boston, MA**

**Contractor, Consultant** (September 2014 to January 2015)

- Assisted, collaborated with Managing Dir., planned, convened public policy event *Catalyzing a Climate Roadmap 2050*.
- Liaised with international sponsors, speakers. Facilitated logistics, catering; trained virtual speakers in A/V system.

**Institute for Global Maritime Studies, Somerville, MA**

**Research Fellow** (July 2014 to January 2015)

- Assisted President with planning and execution of graduate-level course, *International Relations of the Arctic*, at the Fletcher School of Law and Diplomacy. Identified and reviewed resources, created curriculum, delivered lectures.

**New England Clean Energy Council, Boston, MA**

**Public Policy Research Fellow** (January 2014 to May 2014)

- Conducted clean energy policy research; drafted fact sheets, policy briefs; prepared briefing documents for President.

**Cape Cod Community College, West Barnstable, MA**

**Adjunct Faculty, Social Sciences Department** (2007 to 2011)

- Taught Comparative Politics, Medieval History, European History I, II and World History I, II.
- Designed courses, assessed resources, wrote/delivered lectures, facilitated discussions. Judged Debate Club events.

**Jill Neubauer Architects, Falmouth, MA**

**Executive Assistant** (2007-2012)

- Facilitated operations, drafted contracts and correspondence, updated and maintained company webpage, databases.

**Dennis-Yarmouth Regional Schools, Yarmouth, MA High School German Teacher**

**ADDITIONAL EXPERIENCE**

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**Town of Falmouth, MA**

**Board of Selectmen Vice-Chair** (May 2009 to 2012)

- Prioritized, created and implemented \$118 million Budget, envisioned Town goals, set strategic plan, developed and coordinated policy, directed managers, hired department heads, represented electorate, fielded media questions.

**Community Preservation Committee** (2007 to 2009)

- Debated merits of projects for Town CPA support, financing; facilitated approval. Wrote affordable housing grant.

**Historical Commission Vice-Chair** (2006 to 2009)

- Championed preservation, protection and responsible development and zoning of town's historical assets.

**Town of Orleans, MA**

**Finance Committee** (FY 2000 to 2004)

- Designed and proposed Annual Town Budget Policy Guidelines for Town Administrator and Boards. Proposed, monitored \$35mil Budget; analyzed financial opportunities. Devised new criteria for Capital and Omnibus Budgets.

**Water Quality Task Force** (1999 to 2003)

- Collected estuarine water samples at specific points, times, dates. Prepared samples for nitrogen testing.

**SKILLS AND INTERESTS**

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**Languages:** German (advanced business proficiency), French (proficient), Spanish, Italian, and others.

**Computer skills:** Microsoft Office Suite, Mac OS, Google Workspace, Zoom suite, CMS: Blackboard, Moodle.

**Interests:** High-alpine mountaineering, sea kayaking, travel, environmental justice, maritime issues, organic farming, opera.

# Town Committee Vacancies

The Falmouth Select Board announces the following vacancies on Town committees:

Committee	Term Until
Conservation Commission (1 full position, 2 alternate positions)	6/30/25
Zoning Board of Appeals (1 full position, 1 associate position)	6/30/23, 6/30/26

Applications are available on the Town website <https://ma-falmouth.civicplus.com/647/Town-Committees-Commissions-and-Boards>. Please submit applications to the Office of the Town Manager and Select Board, or email to [townmanager@falmouthma.gov](mailto:townmanager@falmouthma.gov). The deadline for applications is Friday, September 23, 2022.

Friday, September 9, 2022

## **PUBLIC HEARINGS**

1. Application for a Transfer of an All Alcoholic Common Victualler License – Wagner Hospitality Management, LLC d/b/a Holiday Inn Falmouth, 291 Jones Road (10 minutes)

**LICENSE APPLICATION REVIEW**

Restaurant/Business: Wagner Hospitality Mgmt., LLC dba Holiday Inn Falmouth

Address: 291 Jones Road, Falmouth

License Type: All Alcoholic Beverages Hotel License

New or Transfer of License Transfer

or

Change of License \_\_\_\_\_

Police No objections

Fire No objections

Building No issues

Health No issues

Zoning \_\_\_\_\_

Planning \_\_\_\_\_

DPW \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTES:

LIQUOR LICENSE HEARING

Notice is hereby given under Chapter 138 of the General Laws, as amended, that Wagner Hospitality Management, LLC d/b/a Holiday Inn Falmouth has applied for a Transfer of an All Alcoholic Beverages Hotel License located at 291 Jones Road, Falmouth, MA.

A hearing will be held in the Selectmen's Meeting Room, Falmouth Town Hall on Monday, October 3, 2022, at 7:15 p.m. on the above application.

Per order of the Select Board

LICENSING BOARD

Nancy R. Taylor

Onjalé Scott Price

Samuel H. Patterson

Douglas C. Brown

Edwin (Scott) P. Zylinski, II

*Publication date: Friday, September 23, 2022; Falmouth Enterprise*

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A hearing will be held in the Selectmen's Meeting Room, Falmouth Town Hall on Monday, October 3, 2022, at 7:15 p.m. on the above application.

Per order of the Select Board

LICENSING BOARD  
Nancy R. Taylor  
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Samuel H. Patterson  
Douglas C. Brown  
Edwin (Scott) P. Zylinski, II

September 23, 2022



The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Falmouth

City/Town

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Transfer of License
- Change of Manager
- Change of Officers/  
Directors/LLC Managers
- Change of Location
- Alteration of Licensed Premises
- Change Corporate Name
- Change of Ownership Interest  
(LLC Members/ LLP Partners,  
Trustees)
- Change of Class (i.e. Annual / Seasonal)
- Change of License Type (i.e. club / restaurant)
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Issuance/Transfer of Stock/New Stockholder
- Other
- Change Corporate Structure (i.e. Corp / LLC)
- Pledge of Collateral (i.e. License/Stock)
- Management/Operating Agreement
- Change of Hours
- Change of DBA

APPLICANT INFORMATION

Name of Licensee: Wagner Hospitality Management, LLC DBA: Holiday Inn Falmouth

Street Address: 291 Jones Road Zip Code: 02540

Manager: Wagenr Quintanilha

Granted under Special Legislation? Yes  No

If Yes, Chapter:   
of the Acts of (year):

Type: §12 Hotel (i.e. restaurant, package store)  
Class: Annual (Annual or Seasonal)  
Category: All Alcoholic Beverages (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

Hotel consists of 3 floors with about 33 guest rooms on each floor, totaling 98 rooms. Cellar is used for storage, a pool area, workout room, and 1 fuction room. Restaurant/Bar is on main floor, has 2 entrances and 2 exits.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date: 9/16/2022 Time: 1:45 pm

Advertised: Yes  No  Date Published: 9/23/2022 Publication: Falmouth Enterprise

Abutters Notified: Yes  No  Date of Notice:

Date APPROVED by LLA: 10/03/2022 Decision of the LLA: Approves this Application

Additional remarks or conditions (E.g. Days and hours):

For Transfers ONLY:  
Seller License Number: 00030-HT-0390 Seller Name: hOSTMARK FALMOUTH mANAGEMENT, llc

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission  
Ralph Sacramone  
Executive Director

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

**1. TRANSACTION INFORMATION**

- Transfer of License
- Alteration of Premises
- Change of Location
- Management/Operating Agreement
- Pledge of Inventory
- Pledge of License
- Pledge of Stock
- Other
- Change of Class
- Change of Category
- Change of License Type (\$12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

We acquired the Holiday Inn Falmouth and we are respectfully requesting transfer of current liquor license. All aspects of location, premises set up, hours of operation, and staff, shall remain the same as is.

**2. LICENSE CLASSIFICATION INFORMATION**

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises-12	512 Hotel	All Alcoholic Beverages	Annual

**3. BUSINESS ENTITY INFORMATION**

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number  FEIN

Entity Name

DBA  Manager of Record

Street Address

Phone  Email

Add'l Phone  Website

**4. DESCRIPTION OF PREMISES**

Provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

The Hotel consists of 3 floors with about 33 guest rooms on each floor, totaling 98 rooms. Cellar is used for storage, a pool area, workout room, and 1 function room. Restaurant/Bar is on main floor, has 2 entrances and 2 exits.

Total Sq. Footage	<input type="text" value="4,330 Sq. Ft."/>	Seating Capacity	<input type="text" value="96"/>	Occupancy Number	<input type="text" value="109"/>
Number of Entrances	<input type="text" value="2"/>	Number of Exits	<input type="text" value="2"/>	Number of Floors	<input type="text" value="2"/>

**APPLICATION FOR A TRANSFER OF LICENSE**

**5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST**

Transferor Entity Name  By what means is the license being transferred?

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
<input type="text" value="Eightfold Real Estate Capital, L.P"/>	<input type="text" value="Owner"/>	<input type="text" value="90%"/>
<input type="text" value="Hostmark Hospitality Group"/>	<input type="text" value="Operator"/>	<input type="text" value="10%"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

**6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises(Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No  Yes  No  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No  Yes  No  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No  Yes  No  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No  Yes  No  Yes  No

# APPLICATION FOR A TRANSFER OF LICENSE

## 6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

## 7. CORPORATE STRUCTURE

Entity Legal Structure

LLC

Date of Incorporation

01/10/2022

State of Incorporation

Massachusetts

Is the Corporation publicly traded?

Yes

No

## 8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

SYNH

Landlord Phone

(617) 730-5888

Landlord Email

anwar@alphamanagementcorp.com

Landlord Address

1249 Beacon St. Suite 1, Brookline MA 02446

Lease Beginning Date

01/28/2022

Rent per Month

Lease Ending Date

01/28/2032

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes

No

## 9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Wagner Quintanilha

Phone:

603-831-9642

Title:

President

Email:

wagner@wagnerhm.com

## 12. MANAGER APPLICATION

### A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name  Date of Birth

Residential Address

Email  Phone

Please indicate how many hours per week you intend to be on the licensed premises

### B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?\*

Yes  No \*Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

Yes  No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

### C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2013	2021	General Manager	Holiday Inn Express Boston	Jiten Patel
2001	2011	Assistant General Manager	Cosmopolitan Hotel NYC	Jay Wartski
1996	2001	Sr. Accountant	Delmonico Hotel NYC	Joe Kaminski

### D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action?  Yes  No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date

**CORPORATE VOTE**

The Board of Directors or LLC Managers of   
Entity Name

duly voted to apply to the Licensing Authority of   
City/Town and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on   
Date of Meeting

For the following transactions (Check all that apply):

- New License
- Transfer of License
- Change of Manager
- Change of Officers/  
Directors/LLC Managers
- Change of Location
- Alteration of Licensed Premises
- Change Corporate Name
- Change of Ownership Interest  
(LLC Members/LLP Partners,  
Trustees)
- Change of Class (i.e. Annual / Seasonal)
- Change of License Type (i.e. club / restaurant)
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Issuance/Transfer of Stock/New Stockholder
- Other
- Change Corporate Structure (i.e. Corp / LLC)
- Pledge of Collateral (i.e. License/Stock)
- Management/Operating Agreement
- Change of Hours
- Change of DBA

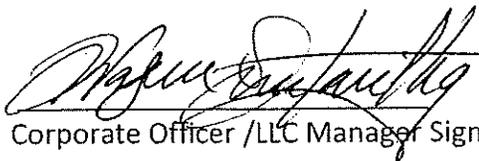
"VOTED: To authorize   
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint   
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

  
Corporate Officer /LLC Manager Signature

WAGNER QUINTANILHA  
(Print Name)

For Corporations ONLY

A true copy attest,

\_\_\_\_\_  
Corporation Clerk's Signature

\_\_\_\_\_  
(Print Name)

## **BUSINESS**

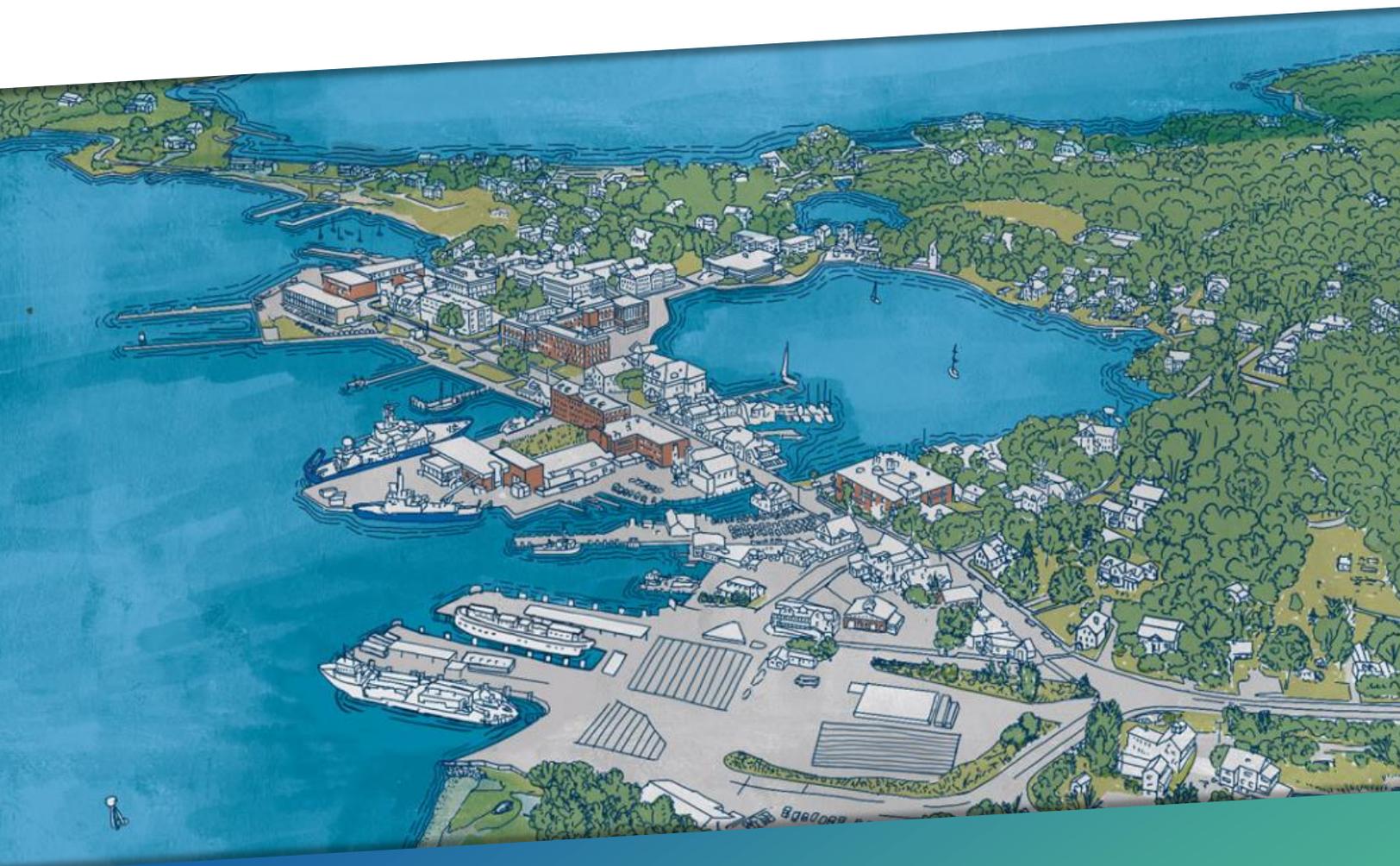
1. Report – Resilient Woods Hole (RWH) – Rob Munier, Woods Hole Oceanographic Institution (WHOI) (15 minutes)

### **Note:**

WHOI giving a slide presentation at the Select Board meeting. For read-ahead materials, attached is the Phase 3 Report. If the Board is interested in the Appendices, they can be found on the website: [www.resilientwoodshole.org](http://www.resilientwoodshole.org)

# ResilientWoodsHole Phase 3 Report

Funded by a CZM Coastal Resilience Grant



**June 2022**

**PREPARED FOR:**  
ResilientWoodsHole  
Woods Hole Oceanographic Institution  
Marine Biological Laboratory  
NOAA Northeast Fisheries Science Center

**PREPARED BY:**  
Woods Hole Group, Inc.  
A CLS Company  
107 Waterhouse Rd  
Bourne, MA 02532 USA

# ResilientWoodsHole Phase 3 Report

**June 2022**

**Prepared for:**

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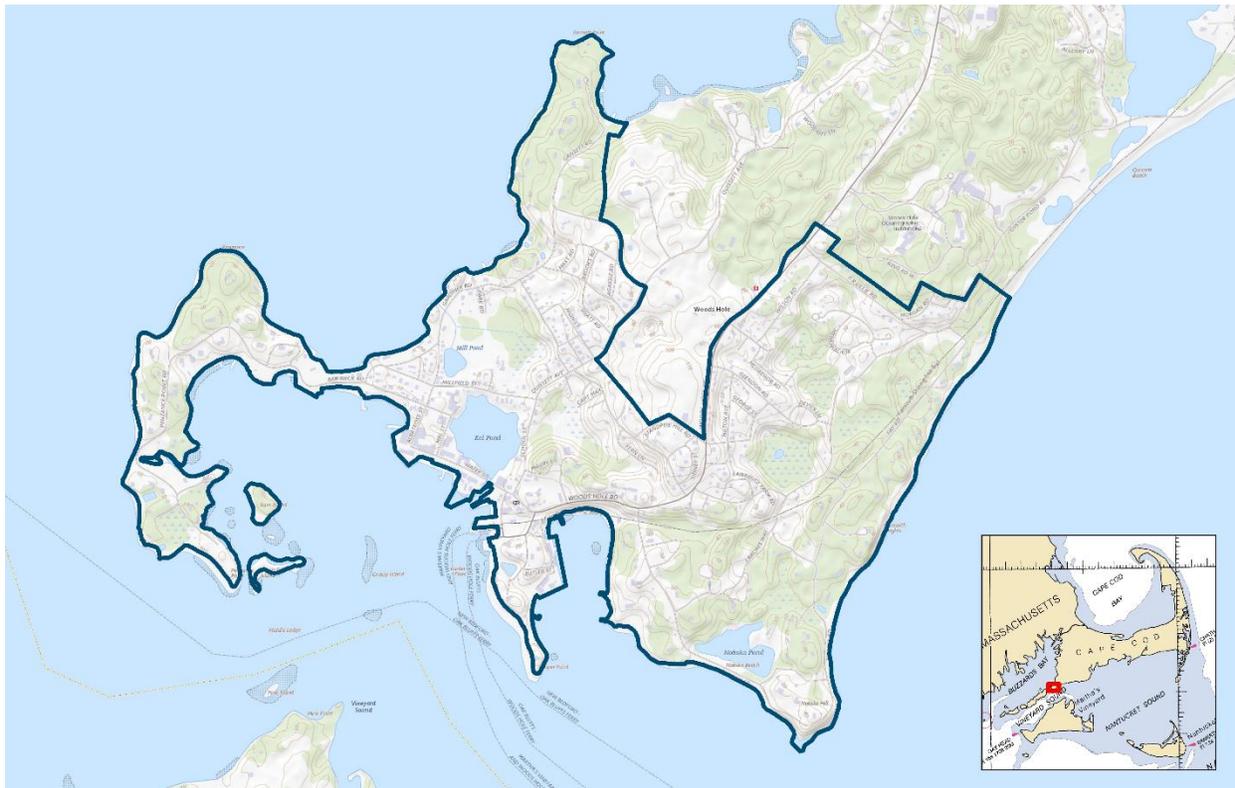
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## 1.0 INTRODUCTION AND PROJECT NEED

With roots in whaling, shipping, and fishing, Woods Hole has been a hub for marine commerce and a significant working waterfront in the Commonwealth for centuries. Since 1871 with the establishment of the U.S. Commission of Fish and Fisheries, Woods Hole has transitioned to its current identity as a center for marine science, management, and education. Currently, three major ocean research organizations – Woods Hole Oceanographic Institution (WHOI), the Marine Biological Laboratory (MBL), and NOAA’s Northeast Fisheries Science Center (NOAA) – base their marine operations (as well as other research, operational, and educational functions) out of Woods Hole. As global greenhouse gas emissions have risen since the industrial revolution (on a timescale similar to the existence of the scientific community in Woods Hole), sea level rise and climate change have now become significant drivers of scientific investigation for WHOI, MBL, and NOAA, as well as existential threats to the organizations themselves, and to Woods Hole more generally.



**Figure 1. Locus Map for ResilientWoodsHole Study Area.**

Resilient Woods Hole Phase 3 builds on prior coastal climate change planning work conducted by the project partners (WHOI, MBL and NOAA) and similar initiatives in the Town of Falmouth. Woods Hole (including the scientific research organizations, business community, residential community, and municipal infrastructure) has experienced the impacts of coastal storms throughout its settled history. With climate change expected to bring increased sea levels and more frequent and more intense coastal storms, Woods Hole will be forced to grapple with these



issues sooner than others, especially given the community’s close connection to the water. This project used prior vulnerability assessments, a robust public engagement process, and advanced climate projections and tools provided by the Commonwealth to explore a range of adaptation options for Woods Hole (Figure 1).

Resilient Woods Hole Phase 3 was designed to initiate conversations across the community about what types of approaches are desirable in the face of these threats. This project also provided a platform for the science institutions, businesses, residents, and Town officials to start to conceive visions for the future of Woods Hole and the inherent tradeoffs and effective timelines for various approaches. What has emerged is a common understanding that no one actor or group can achieve resiliency alone – the interdependencies in this seaside village necessitate joint stakeholder action.

### 1.1 PREVIOUS STUDIES

The ResilientWoodsHole initiative began with a climate change vulnerability assessment (CCVA) and adaptation plan (Woods Hole Group, 2020a) focused on the assets owned by WHOI, MBL and NOAA, using the Massachusetts Coast Flood Risk Model (MC-FRM) to assess future impacts from sea level rise and storm surge. ResilientWoodsHole Phase 1 also examined potential coastal habitat change with sea level rise and the potential for future coastal erosion in those areas of Woods Hole without structured shorelines. Funded by a Massachusetts Seaport Economic Council grant, the Phase 1 project explored potential adaptations for individual WHOI/MBL/NOAA assets, as well as building- and parcel-scale strategies to address future tidal flooding and storm surge. Finally, the Phase 1 efforts presented conceptual-level ideas for Village-wide adaptation over the long-term. Some of these Village-wide concepts were later vetted through community review and found to be misaligned with community goals.

Acknowledging the need for holistic adaptation and resilience planning in Woods Hole, where there are many interdependencies among the marine science institutions, the business and residential community and municipal government, Phases 2 and 3 initiated a community-wide evaluation and planning process.

Resilient Woods Hole Phase 2 (Woods Hole Group, 2022) extended the coastal vulnerability assessment to lifeline infrastructure (including Town of Falmouth sewer and the U.S. Coast Guard Woods Hole facility), commercial buildings, residential buildings and both Town and privately owned roadways. This study also used the MC-FRM to project future tidal inundation and storm surge water levels. Phase 2 additionally assessed initial flood pathways for moderate-level near term storm inundation to identify potential areas and solutions for immediate and effective flood protection. Finally, the Phase 2 project refined building- and parcel-scale adaptation strategies conceived in Phase 1, and developed additional adaptation strategies for WHOI/MBL/NOAA individual assets, buildings and parcels.

ResilientWoodsHole Phase 3 utilizes the Phase 1 and Phase 2 analyses and data to inform adaptation. Additionally, ResilientWoodsHole Phase 3 is related to and draws from similar work conducted by the Town of Falmouth. The Town of Falmouth conducted a detailed town-wide



climate change flood vulnerability assessment (Woods Hole Group, 2020b) to better understand the risk to individual municipal assets from flooding today and in the future given climate change and sea-level rise impacts. In addition to specifically evaluating municipal infrastructure in Woods Hole (including both sewer lift stations and the Woods Hole drawbridge), the Town-wide study presented a screening assessment of roadways and parcels. Following the Town-wide vulnerability assessment, the Town of Falmouth developed dynamic adaptation pathways for the Surf Drive Area (Woods Hole Group, 2020c). The Surf Drive project, which explored a range of adaptation actions for important assets in the Surf Drive Area and evaluated their effectiveness and potential phasing over time, was the model for this ResilientWoodsHole Phase 3.

Finally, in 2021, the Falmouth Coastal Resiliency Action Committee (CRAC) submitted to the Town Select Board a final report (Falmouth CRAC, 2021) outlining its progress on coastal resiliency and recommendations for future work. Among other initiatives, the CRAC recommended that each coastal neighborhood conduct a more detailed coastal vulnerability assessment. Woods Hole was designated as one of these priority neighborhoods, and the ResilientWoodsHole Phase 2 and Phase 3 work directly fulfill this recommendation from the Town’s committee.

## 1.2 STUDY GOALS

The goals of this study were to develop dynamic adaptation pathways for the Woods Hole Community (inclusive of the scientific research organizations, business community, residential community and municipal infrastructure) based on the expanded community-wide vulnerability assessment and the evaluation of the potential effectiveness and phasing of a range of adaptation actions aligned with community goals and vision.

## 1.3 STUDY METHODS

Every community is different and resiliency plans that do not resonate with the local community or do not meet its goals will not be implemented. Due to the magnitude of some of the changes that may need to be considered as climate change evolves, it was essential to engage the public (including local residents, Village business owners and visitors) as well as Town and WHOI/MBL/NOAA staff to hear directly their goals and vision for a resilient Village. Project goals were developed and refined through this process. Outreach related to this project consisted of:

- Phase 2 Symposium (in-person, November 18, 2021)
- Steering committee meetings (10/19/21, 12/9/21, 4/13/22, 4/27/22)
- Community Workshop #1 with public comment tools (virtual, February 9, 2022)
- Twelve (12) interviews with fifteen (15) local stakeholders
- Online public survey
- Paper maps from Community Workshop #1 available for review/comment at Woods Hole Public Library (March 2022)
- Project website (<https://resilientwoodshole.org/>)
- Meeting with the Woods Hole Business Association (April 12, 2022)
- Community Workshop #2 (in-person, May 19, 2022)
- Booth at the Woods Hole May Day Festival (May 29, 2022)



- Project StoryMap (<https://arcg.is/0efeLG>)
- Exhibit of project materials for additional feedback (pending location)

With the various coastal hazards facing Woods Hole, and diverse vulnerable assets ranging from scientific research facilities to roads and municipal facilities to private homes and businesses to natural resources, decisionmakers face tough choices about how and when to act, what assets to prioritize, and how to balance the varying needs of the community. The complexity of these decisions is further compounded by changing environmental conditions and the uncertainties related to climate change and sea level rise.

This study evaluates risk based on a high sea level rise scenario. This approach aligns with state standards and is recommended by the Massachusetts Office of Coastal Zone Management (CZM) for assessing sea-level rise. A high sea level rise scenario is also being used by the Resilient MA Action Team (RMAT) and its Climate Resilience Design Standards and Guidelines. These projections are also built into the Massachusetts Coast Flood Risk Model (MC-FRM), informing both the Town of Falmouth and Woods Hole coastal vulnerability assessments (Woods Hole Group, 2020a/b).

To achieve the Community’s goals, a multi-phased, flexible management approach is required to improve the coastal resiliency of Woods Hole. To develop this plan, a dynamic adaptation pathways approach is applied, which involves the following key steps:

1. Identification of risks and vulnerability (problem formulation)
2. Establish adaptation priorities (key features and community goals)
3. Development of potential actions and timeframes
  - a. Proposed a range of adaptation alternatives
  - b. Assess their efficacy over time given evolving climate conditions
4. Develop implementation pathways
  - a. Diagram effectiveness of alternatives over time
  - b. Evaluate benefits, impacts and potential costs
5. Develop phasing and implementation plan (select preferred pathways)

Each of these steps is described in more detail in the following sections.

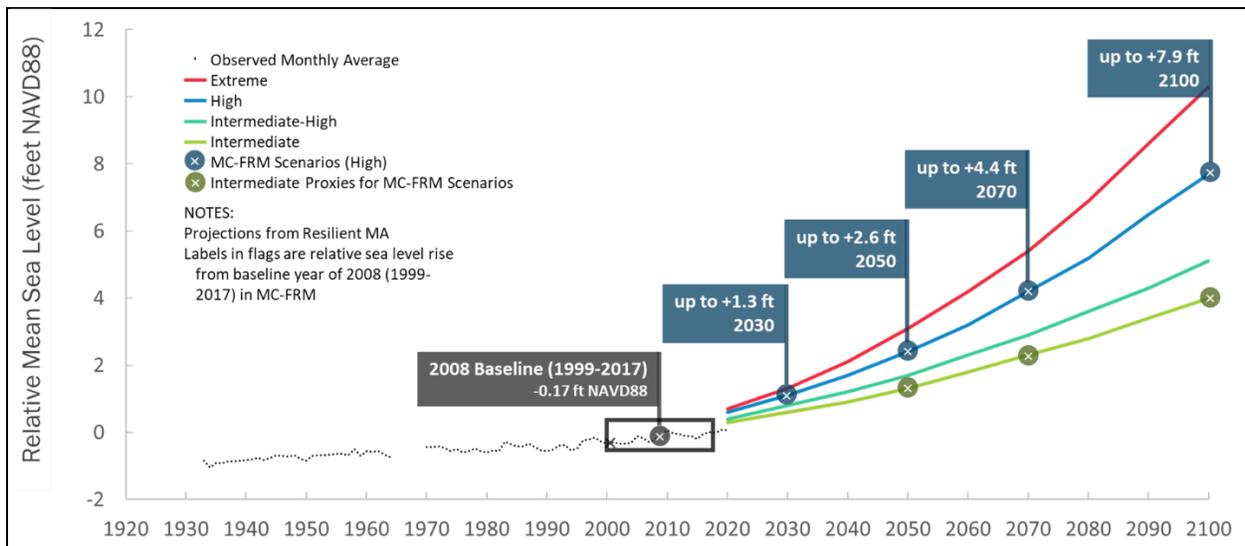
## 2.0 IDENTIFICATION OF RISKS AND VULNERABILITIES

Woods Hole is at risk from coastal hazards, including storm surge flooding and sea level rise. Detailed assessments of flood risk for Woods Hole scientific institutions and Town of Falmouth municipal assets were initially completed as part of the Woods Hole Climate Change Vulnerability Assessment and Adaptation Plan and Falmouth’s Climate Change Vulnerability Assessment and Adaptation Study (Woods Hole Group 2020a, 2020b). The current project – focused on the mixed-use Woods Hole area – builds on the 2020 vulnerability assessments by extending the vulnerability assessment to consider coastal risks to residential structures, businesses (including retail, food service and hospitality), non-profits, lifelines, and roadways within Woods Hole.



For this study, sea level rise projections served as a basis for understanding how future tidal inundation may impact Woods Hole. The sea level rise projections used for Woods Hole were developed by the Commonwealth of Massachusetts (DeConto & Kopp, 2017) for climate change planning and developed using long-term tidal datum (19-year tidal epoch) information from the Woods Hole tide gauge.

As detailed in the Falmouth CCVA (Woods Hole Group, 2020b), Woods Hole Village CCVAs (Woods Hole Group, 2020a), and ResilientWoodsHole Phase II report (Woods Hole Group 2022) MC-FRM uses sea level rise projections developed by the Commonwealth of Massachusetts (DeConto & Kopp, 2017) for climate change planning. These projections for future mean sea level elevation (in NAVD88) are based on a range of potential greenhouse gas emissions scenarios and potential contributions from ice sheet melt (from current scientific consensus), using a probabilistic approach. Each projection is associated with a range of confidence intervals depending on greenhouse gas emissions and ice sheet contributions. The intent of these projections is not to state that mean sea level will be “at elevation X by year 20YY” but rather to indicate very high degrees of confidence that conditions will “not be worse than elevation X by year 20YY.” This important distinction highlights the unique purpose of these projections (planning for an uncertain future), and underscores the importance of applying them in a flexible framework given the expanding uncertainty with far future planning horizons. The Massachusetts probabilistic sea level rise projections for Woods Hole are presented in Figure 2



**Figure 2. Probabilistic Sea Level Rise Projections for Woods Hole (DeConto & Kopp, 2017)**



## 2.1 DAILY TIDAL FLOODING

High tides occur twice each day (one higher than the other due to diurnal inequality) and can pose a risk to low lying communities. As sea-level rises, so too will the elevation of the high tides becoming more of a nuisance to low lying areas and roadways. Inundated roads cannot provide reliable transportation corridors or emergency access; buildings surrounded by water at high tide cannot be readily accessed (and may additionally suffer long-term water damage). It is therefore crucial to evaluate areas that may experience this type of inundation in the future and develop a plan for how to adapt.

This evaluation begins with identifying the future tidal benchmark elevations for Mean High Water (MHW) for various planning horizons consistent with the sea level rise projections described above. Based on local MC-FRM modeling, projected sea level rise, and shoreline configuration, mean high water elevations at Woods Hole could be:

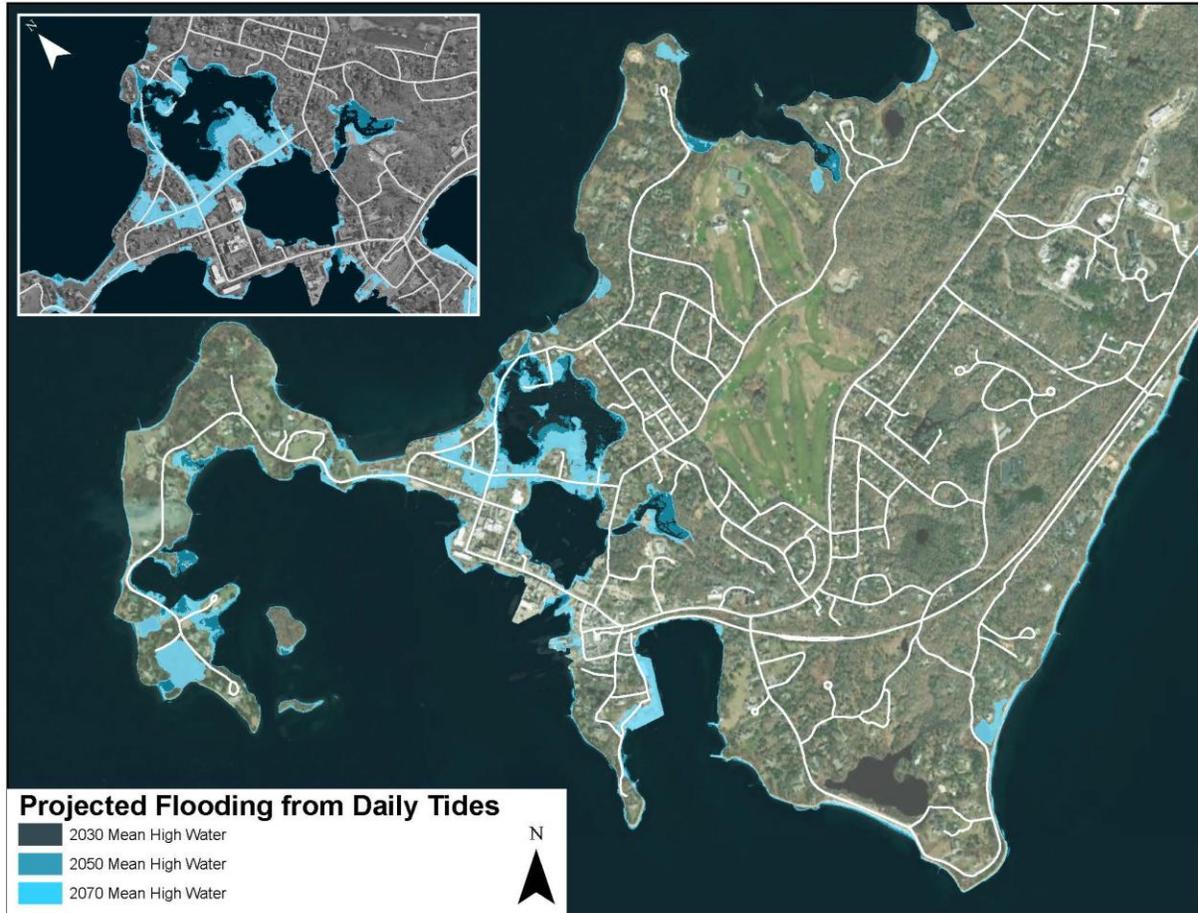
### Buzzards Bay Shoreline-

- as high as 3.3 ft NAVD88 as soon as 2030
- as high as 4.6 ft NAVD88 as soon as 2050
- as high as 6.4 ft NAVD88 as soon as 2070

### Woods Hole/Vineyard Sound Shoreline-

- as high as 2.1 ft NAVD88 as soon as 2030
- as high as 3.4 ft NAVD88 as soon as 2050
- as high as 5.2 ft NAVD88 as soon as 2070

Comparing these elevations with the existing topography (Figure 3) reveals which areas within Woods Hole may be impacted by future daily tidal flooding between 2030 and 2070, or beyond. Daily tidal flooding is not projected to impact roadways or structures in Woods Hole until the 2050 planning horizon, when daily flooding could impact the northern portion of Gansett Road, Gardiner Road and Mill Pond. As soon as 2070, daily tidal flooding could significantly impact the roads and structures along Millfield Street and the Spencer Baird corridor, as well as some low-lying areas of Penzance Point.



**Figure 3. Projected 2030, 2050 and 2070 Mean High Water inundation in Woods Hole.**

## 2.2 STORM SURGE INUNDATION

Previous studies assessing storm surge vulnerability to Woods Hole were performed using the Massachusetts Coastal Flood Risk Model (MC-FRM) and associated water surface elevation data. Specific details of the highly resolved hydrodynamic MC-FRM model can be found in the previously completed Woods Hole Village CCVA (Woods Hole Group, 2020b) and Resilient Woods Hole Phase 2 Report (Woods Hole Group 2022).

Projected Water Surface Elevation (WSE) is the projected elevation for a specific future annual coastal flood exceedance probability (ACFEP), considering storm surge, tides, and wave setup. Therefore, these values represent the still water surface elevation without inclusion of the added elevation due to waves propagating at this stillwater surface elevation. Asset-specific vulnerability assessments were performed by comparing the projected water surface elevation (WSE) to the critical elevation (CE) for the asset. Since both elevations were reported in NAVD88, they could be readily compared to determine whether an asset could be flooded under different



circumstances. The CE for an asset can also be subtracted from the WSE to determine the depth of flooding above the critical elevation.

In this assessment, each projected water surface elevation (WSE) is associated with a certain probability level (chance of flooding during a calendar year). Projected WSEs for specific ACFEPs are presented as 0.1%-100% flood probabilities in the vulnerability assessment table or “probability of flood exposure” in the vulnerability assessment maps. An ACFEP of 1% indicates there is a 1% chance of occurrence any given year, often referred to as a 100-year event.

The following methodologies were used to assess several asset groups:

### *Lifeline Infrastructure*

The vulnerability of lifeline infrastructure storm surge inundation was evaluated by comparing MC-FRM projected water surface elevations to asset critical elevations to determine the probability of flooding. Lifeline infrastructure included: the Woods Hole Drawbridge; Town-owned sewer pump stations; U.S. Coast Guard Station Woods Hole buildings; and the Steamship Authority’s proposed buildings and ramps. Critical elevations for the U.S. Coast Guard Station Woods Hole were derived by adding field-measured heights to bare earth elevations extracted from the latest LiDAR data. Critical elevations for the proposed Steamship Authority renovated facilities (buildings and ramps) were derived from reviewing the Woods Hole Ferry Terminal Reconstruction design drawings (dated June 11, 2021).

Probabilities of flooding were determined by comparing these critical elevations to the projected MC-FRM Coastal Flood Exceedance Probability (CFEP) distributions extracted from MC-FRM model output at the grid points (nodes) used in the Woods Hole Village CCVA (Woods Hole Group, 2020b).

### *Residential and Business Structures*

Woods Hole Group evaluated the vulnerability of buildings in Woods Hole to storm surge inundation by extracting the maximum probability of flooding within each building footprint (July 2021 MassGIS Building Structures 2-D) in the study area from MC-FRM probability maps. This building level analysis was supplemented by the Woods Hole Village CCVA (Woods Hole Group, 2020b) results for WHOI/MBL/NOAA buildings (including the CWATER project replacing the existing Iselin facility), the Falmouth CCVA (Woods Hole Group, 2020a) for Town-owned buildings, and the lifelines assessment (Section 2.1) for Steamship Authority and Coast Guard buildings using the critical elevation and CFEP distribution water surface elevation comparison.

### *Roadways*

Woods Hole Group evaluated the vulnerability of roadways in the study area to storm surge inundation by comparing MC-FRM projected water surface elevations to roadway critical elevations to determine the probability of flooding. Roadway critical elevations were determined by extracting bare earth elevation from the recent LiDAR dataset (2016 USGS CoNED



Topobathymetric Model) on a 20-foot interval along road segment centerlines. The road segments used for this assessment were derived from the same source as the Falmouth CCVA (Woods Hole Group, 2020a).

The results shown in Figures 4-6 provide discrete risk estimates at various time horizons to assist with both near- and long-term planning. While coastal storms are episodic in nature, more frequent and intense coastal storms present a significant threat to roadways (e.g., undercutting, flooding) and infrastructure that support essential functions of Woods Hole.

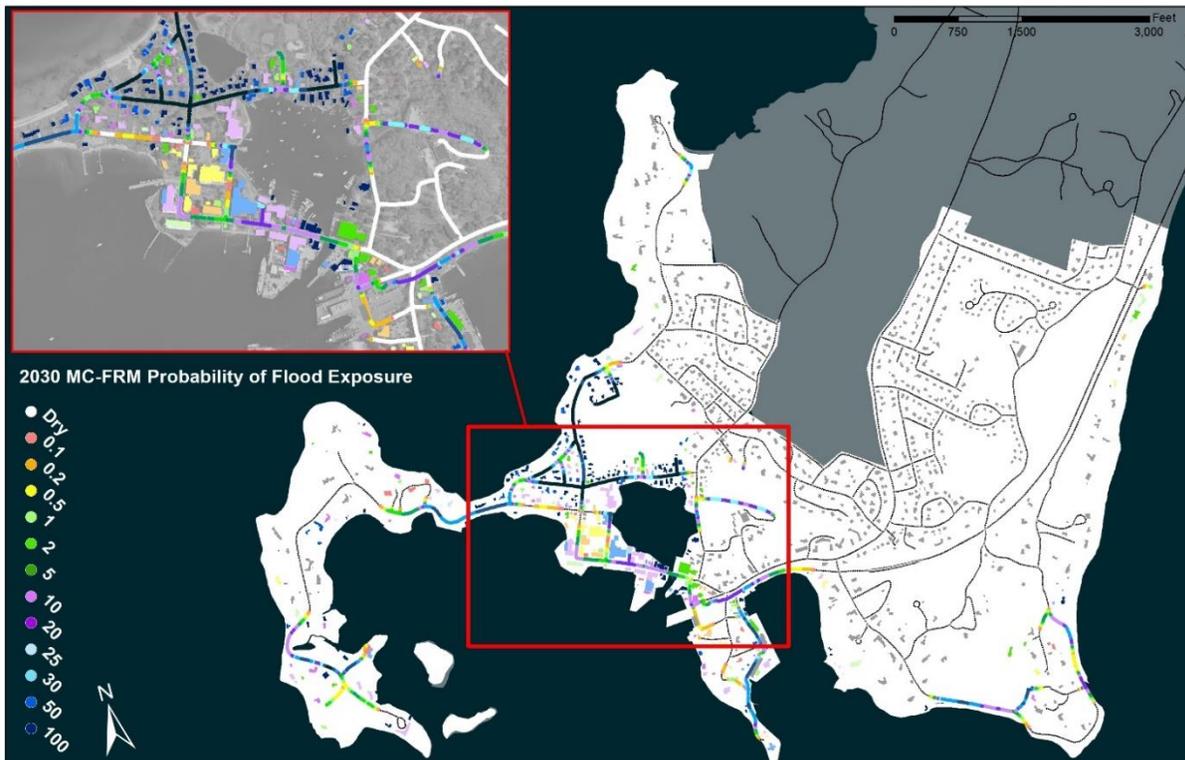


Figure 4. MC-FRM probability of inundation results for structures and roadways in 2030.

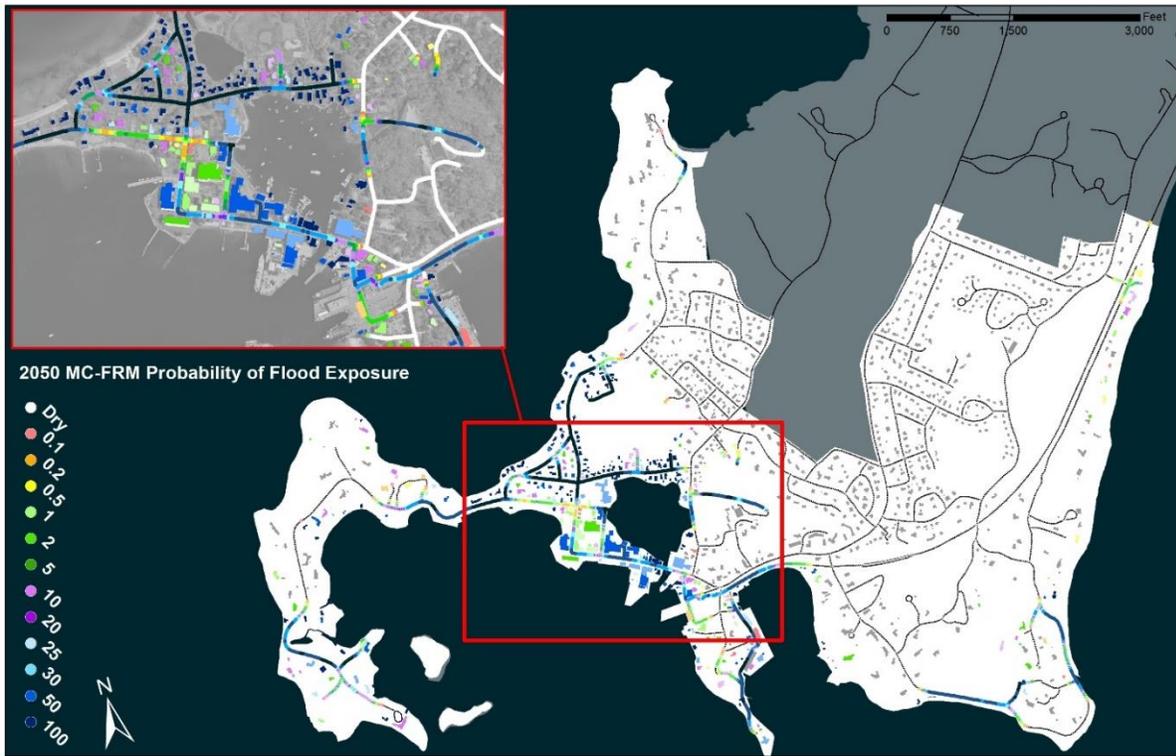


Figure 5. MC-FRM probability of inundation results for structures and roadways in 2050.

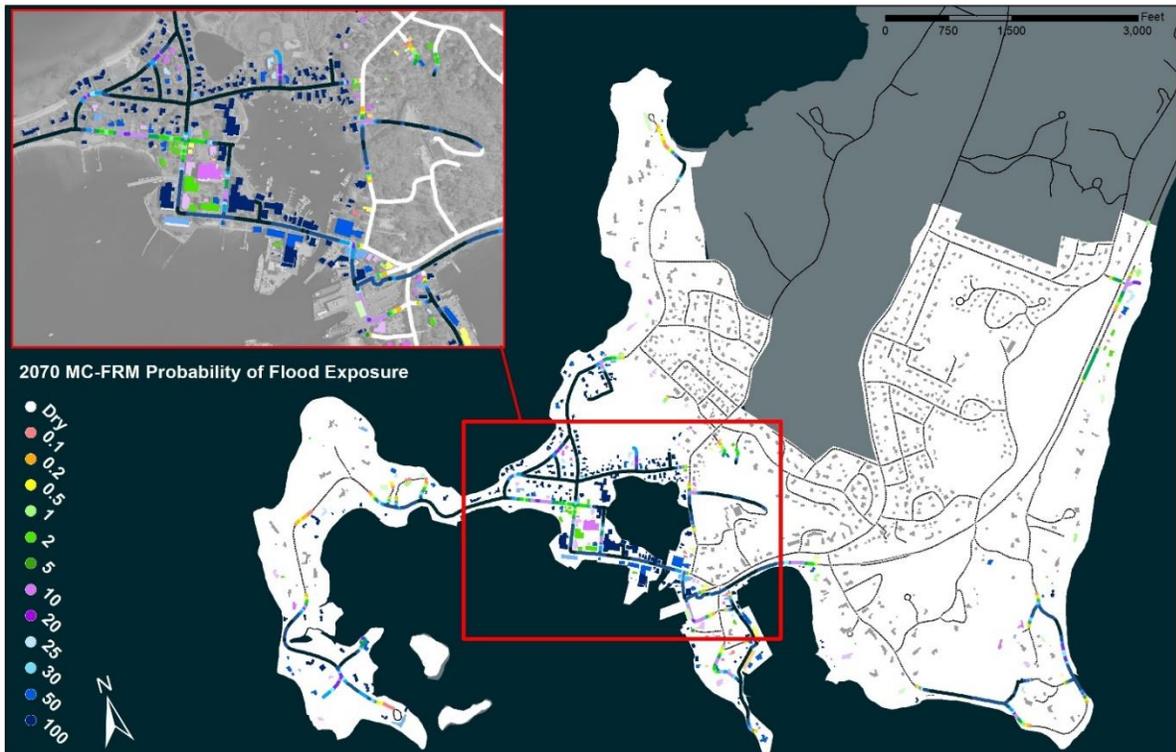


Figure 6. MC-FRM probability of inundation results for structures and roadways in 2070.



In general, risks to storm surge increase over time throughout Woods Hole. Areas with the most at-risk structures and roadways are surrounding Millfield St, Spencer Baird, and Gardiner Road.

The complete results of the extended vulnerability assessment for the Woods Hole study area are presented in Tables 1 and 2. The 1% and 10% chance storm events are often used as indicators for storm surge flooding vulnerability. The 1% chance storm event (or 100-year flood event) is used in FEMA mapping and familiar to the public. In 2030, it is projected that 238 residential buildings, 15 business structures, and 10 lifeline structures/infrastructure could be flooded by the 1% chance storm event. This exposure increases to 257 residential buildings, 17 business structures, and 11 lifeline structures/infrastructure under 2050 climate conditions, and 281 residential buildings, 18 business structures, and 12 lifeline structures/infrastructure under 2070 climate conditions. Of the scientific institutions (WHOI, MBL, NOAA), 31 structures could flood in 2030 and 44 structures could flood as soon as 2050 or 2070.

The 10% chance event (or 10-year flood event) is often used to assess building and roadway vulnerability since the cumulative risk of this event occurring over the typical lifespan of a building mortgage or roadway is nearly 100%. As soon as 2030, 203 residential buildings, 12 business structures, and 7 lifeline structures/infrastructure could be vulnerable to a 10% chance storm surge. This could increase to 219 residential buildings, 15 business structures, and 10 lifeline structures/infrastructure under 2050 climate conditions, and 250 residential buildings, 17 business structures, and 11 lifeline structures/infrastructure under 2070 climate conditions. Of the scientific institutions (WHOI, MBL, NOAA), 23 structures could flood in 2030 and 29 structures as soon as 2050, and 37 structures as soon as 2070.

**Table 1. Extended vulnerability assessment results for structures in Woods Hole.**

	2030					2050					2070				
	WHOI-MBL-NOAA	Lifelines	Business	Residential	Non-Profit	WHOI-MBL-NOAA	Lifelines	Business	Residential	Non-Profit	WHOI-MBL-NOAA	Lifelines	Business	Residential	Non-Profit
0%	110	3	6	616	12	107	1	6	604	12	104	0	5	590	12
0.1%	43	11	18	263	7	46	13	18	275	7	49	14	19	289	7
0.2%	41	11	17	253	7	44	12	18	270	7	48	14	19	286	7
0.5%	36	10	15	251	7	44	11	18	265	7	46	13	19	285	7
1%	31	10	15	238	7	44	11	17	257	7	44	12	18	281	7
2%	28	10	15	225	7	37	11	17	256	7	44	11	18	273	7
5%	25	8	14	217	6	32	10	15	243	7	44	11	17	265	7
10%	23	7	12	203	5	29	10	15	219	7	37	11	17	250	7
20%	10	6	12	178	4	24	9	14	206	5	32	10	15	232	7
25%	8	4	9	151	4	24	8	12	180	4	30	10	15	210	6
30%	8	4	9	143	4	24	7	11	170	4	30	10	15	200	5
50%	1	3	7	132	4	15	6	11	158	4	26	10	13	190	5
100%	1	0	6	94	4	1	3	8	122	4	19	6	12	153	4



**Table 2. Extended vulnerability assessment results roadways in Woods Hole.**

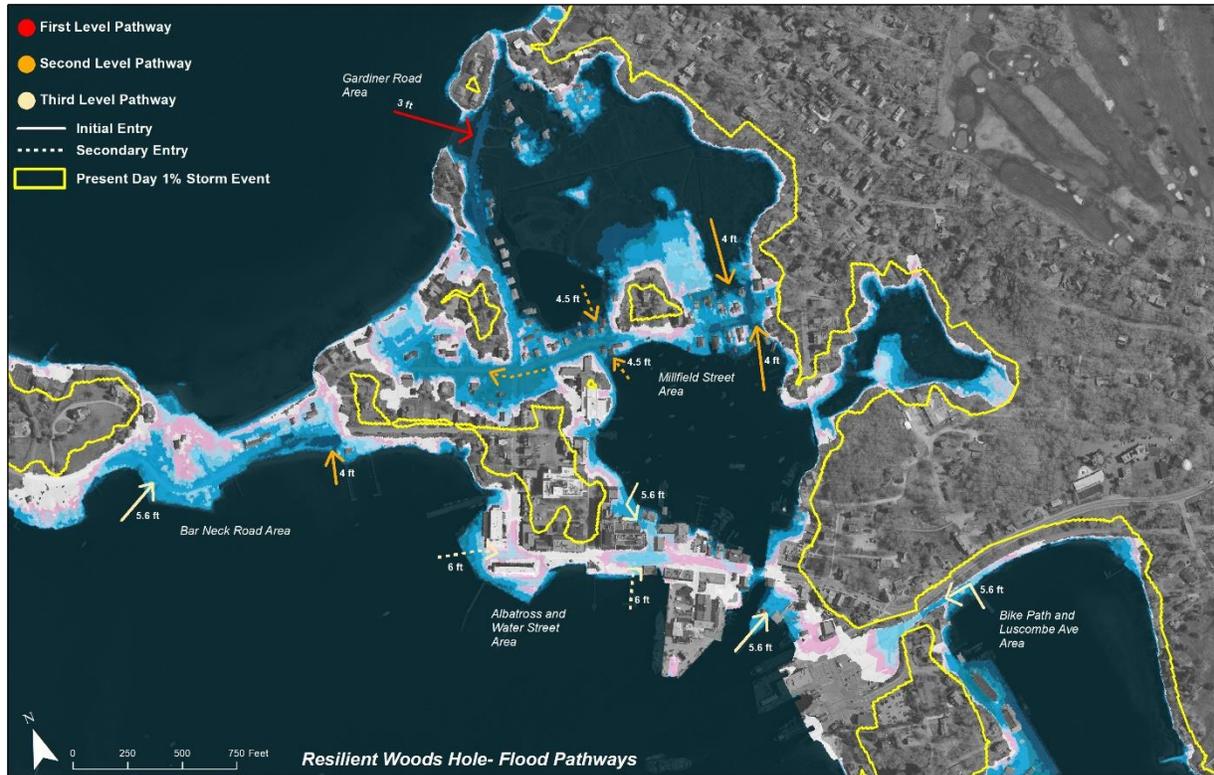
Road Miles Exposed to Projected Flooding

		2030	2050	2070
	0.1%	4.8	5.4	5.8
	0.2%	4.6	5.2	5.7
	0.5%	4.3	5.1	5.5
	1%	4.0	4.9	5.4
	2%	3.7	4.6	5.2
	5%	3.3	4.2	5.0
	10%	2.9	3.8	4.6
	20%	2.3	3.4	4.2
	25%	1.9	3.2	4.0
	30%	1.7	3.0	3.8
	50%	1.1	2.4	3.5
	100%	0.7	1.1	2.3

The results of the roadway vulnerability assessment are presented in Table 2. As soon as 2030, it is projected that 4.0 miles of roads in Woods Hole could flood from the 1% chance storm event. This exposure could increase to 4.9 miles of roadways under 2050 climate conditions and 5.4 miles as soon as 2070. Considering the 10% storm event, 2.9 miles of roadway could flood under 2030 climate conditions. As soon as 2050 3.8 miles of roadway could flood and as soon as 2070, 4.6 miles of roadways could flood.

### 2.3 FLOOD PATHWAYS ASSESSMENT

To develop a comprehensive phased management approach for this area, a detailed analysis of potential flood pathways for future climate conditions was completed. Flood pathways indicate low-lying entry points and conduits for coastal storm surge within the developed and natural landscape. Within the boundaries of the MC-FRM Present Day 1% flood extent, Woods Hole Group used high resolution elevation data to investigate these potential first entry points for flooding to identify strategic points of intervention for low-level storms.



**Figure 7. Flood pathway analysis for the Woods Hole study area.**

The flood pathways analysis (Figure 7) indicates multiple points of entry for flooding in the low-lying village core. Initial incursion at ~3.0 ft NAVD88 occurs over Gardiner Road into Mill Pond and the Woods Hole Park area wetlands, affecting homes along Gardiner Road. Secondary incursion of flooding occurs along Millfield Road, both from the north via the Woods Hole Park wetlands and Mill Pond, as well as from the south via Eel Pond. At ~4.0 ft NAVD88, flooding encroaches on the eastern portion of Millfield Road. At ~4.5 ft NAVD88, flooding overtops Mill Pond from the north and Eel Pond from the south near the Bell Tower and Swope, affecting western portions of Millfield Road and flowing west along Spencer Baird Road. Similar flood levels can also inundate Bar Neck Road, restricting access to Penzance Point. Tertiary incursion of flooding at ~5.6 and ~6.0 ft NAVD88 affect the commercial and institutional corridor. At these levels, storm surge can flow under Crane Street via the Bike Path affecting the Steamship Authority lot, up around Dyers Dock, throughout the parking lot behind Lillie Laboratory, and eventually along Water Street from Lillie and the NOAA campus.

## 2.4 SUMMARY OF RISKS AND VULNERABILITIES

Collectively, these results show Woods Hole and the surrounding roadways, municipal assets, and residential neighborhoods to be extremely vulnerable to inundation during storms under future climate conditions, as well as to inundation during high tides in the future due to sea level rise. As such, ResilientWoodsHole is starting a strategic planning and extensive community



engagement process to develop a robust adaptation strategy program to improve coastal resiliency in Woods Hole.

### 3.0 PUBLIC ENGAGEMENT PROCESS AND ESTABLISHING ADAPTATION PRIORITIES

Stakeholder engagement is a critical component of every climate change adaptation and planning project to help communities embrace eventual implementation of recommended actions. Over the course of Phase 3, there were many opportunities for public outreach and engagement aimed to gather input, feedback, and questions from residents, business owners, and community stakeholders. The information received during these engagement opportunities were then used to inform development of short- and long-term goals for operations in Woods Hole.

#### 3.1 COMMUNITY WORKSHOP #1

The Phase 3 Community Vision Workshop was scheduled for February 9<sup>th</sup>, 2022, as a virtual event due to COVID-19 concerns. The intention of the workshop was to present results of the community vulnerability assessment and ask how community stakeholders would like to see Woods Hole adapt to sea-level rise and coastal storms. Additionally, attendees were introduced to a series of interactive mapping tools showing results of the community vulnerability assessment. These interactive mappers included public comment tools for stakeholders to provide details of their own experiences of flooding in Woods Hole, and to offer their own ideas for adaptation strategies. The interactive mappers were made available on ResilientWoodsHole’s website: [Interactive Data Viewers](#)



#### 3.2 STAKEHOLDER INTERVIEWS

A total of twelve (12) stakeholder interviews were conducted between November 2021 and January 2022, with members of the Woods Hole community. The stakeholders interviewed included representatives from the Woods Hole Oceanographic Institution (WHOI), Marine Biological Laboratory, Town of Falmouth, Coast Guard, and various residents as summarized in Table 3 below. The goal of the interviews was to generate information about individual experiences with coastal flooding, determine essential functions of Woods Hole, identify key



assets, determine potential measures of improvement, and identify adaptation strategies finding stakeholder resistance.

**Table 3. List of interviewed community stakeholders.**

Name	Affiliation	Interview Date
Judy Laster	Neighborhood liaison	November 10, 2021
CDR Paul Mangini	U.S. Coast Guard Woods Hole	November 15, 2021
Amy Lowell and Tom Bott	Town of Falmouth (Wastewater and Planning)	November 17, 2021
Pam Harvey	Neighborhood liaison	November 17, 2021
Rick Murray	Woods Hole Oceanographic Institute	November 17, 2021
Nipam Patel and Paul Speer	Marine Biological Laboratory	November 18, 2021
Peter Jeffrey	Neighborhood liaison	November 19, 2021
Jennifer Lincoln	Town of Falmouth (Conservation)	November 22, 2021
Peter de Menocal	Woods Hole Oceanographic Institute	November 23, 2021
Dave Derosiers	Woods Hole Oceanographic Institute	November 23, 2021
Catherine Bumpus	Woods Hole Community Association	December 15, 2021
Jon Hare and Nicole Cabana	NOAA Northeast Fisheries Science Center	January 11, 2022

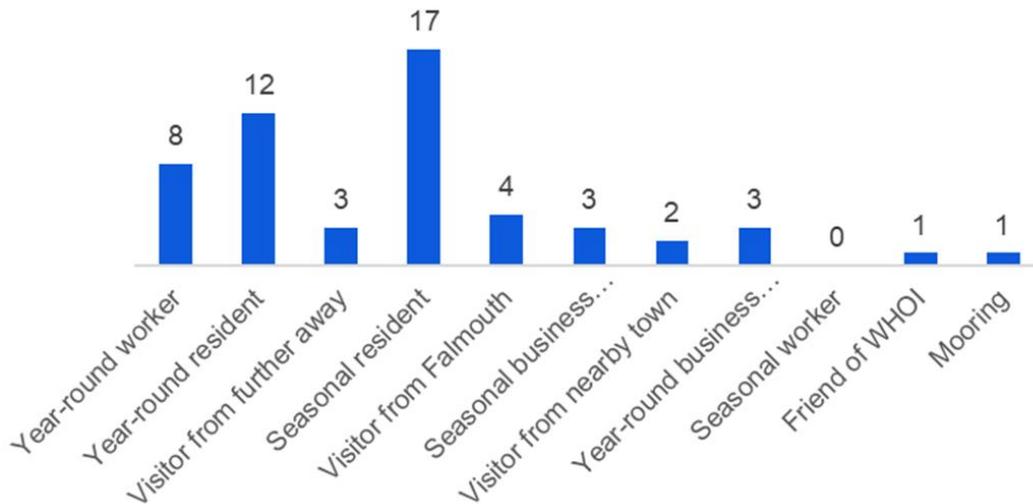
All interviews were prefaced with results of the extended vulnerability assessment and were conducted with same basis of questions to initiate discussion. Key takeaways from the stakeholder interviews are summarized below:

- residents, institutions, businesses, and Town rely on one another for support, and need to adapt together rather than in silos
- near-term preference for solutions that enhance ability to ride out storms and rebound, rather than building walls or retreating
- long-term recognition that some non-water dependent functions can relocate, but a relocation strategy is not universally feasible
- long-term recognition that other assets that are water-dependent or limited alternatives may need to explore protective measures
- strong preference to maintain the existing character of the Village (active and walkable scale with amenities like the market, post office, and bank; more amenities are desirable) and maintain “third places” that facilitate innovation/collaboration and community. It is important to note that it’s a campus within a village rather than vice versa
- identity of Woods Hole Village is tied to close-knit community, working waterfront, science and access to the ocean, business/tourism, and open space
- desire to reduce traffic and congestion, which could enhance character and accessibility as well as open space
- desire to increase access to and engagement with outdoors, waterfront, and institutions (community and scientific)
- desire to enhance awareness of and preparedness for coastal flooding among homeowners and businesses



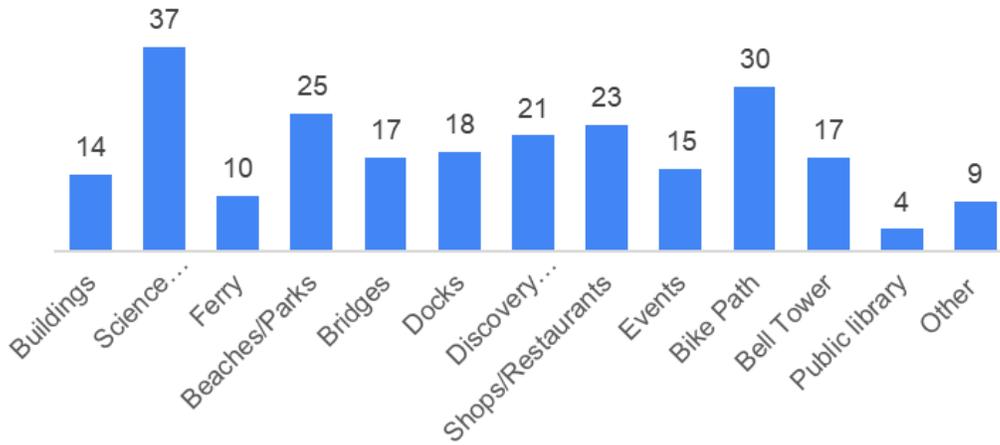
### 3.3 PUBLIC SURVEY

A short public survey was posted ResilientWoodsHole’s website, distributed through the ResilientWoodsHole Listserv, and provided to community representatives for distribution. The survey asked about locations where flooding is known to occur in Woods Hole, the important features of Woods Hole, and potential adaptation strategies. Overall, there were 41 responses to the survey, primarily from seasonal and year-round residents of Woods Hole. Fourteen (14) respondents either owned businesses or were employed at local businesses or other Woods Hole entities (Figure 8).



**Figure 8. Profile of survey respondents.**

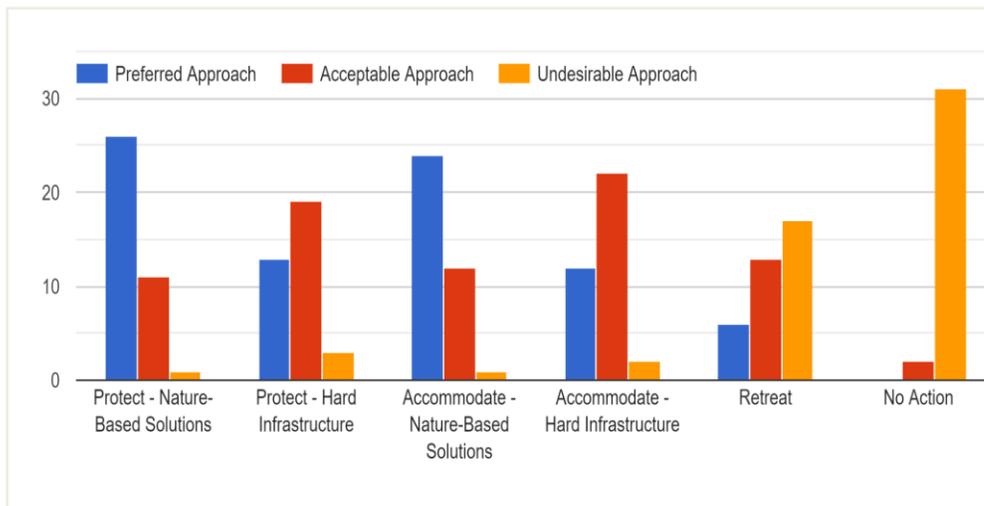
Figure 9 shows that survey respondents find most, or all assets/features of Woods Hole are important, but some have irreplaceable historical value such as the Woods Hole Library, Woods Hole Community Hall, Children’s School of Science, Woods Hole Historical Museum, Waterfront Park and sculptures and the NPR building. Other mentioned the yacht club, Nobska Point, and the intrinsic nature of daily life, friends, history, access to outdoors and the Harbors.



**Figure 9. Most important features of Woods Hole.**

Additional results from the public survey include:

- 66% of survey respondents indicated they have experienced high tide flooding or coastal storm flooding in Woods Hole.
- Woods Hole Yacht Club and associated docks, beaches, and eel pond are a few areas that have been impacted by tidal flooding. Coastal storm flooding has impacted Gardiner Rd, Millfield Street and Mill Pond.
- Survey respondents also had a strong preference for nature-based solutions in adaptation planning while retreat and taking no action were undesirable approaches (Figure 10).



**Figure 10. Preferred adaptation strategies for Woods Hole.**

One common theme throughout the public survey was Woods Hole’s unique and historical character that gives Woods Hole its identity- mainly the scientific community, history, natural environment, and community connectivity.

### 3.4 DETERMINATION OF ADAPTATION THEMES

Based on the feedback from Community Workshop #1 and associated public comment tools, and the stakeholder interviews and public survey, the project team proposed four themes to guide adaptation planning. These four themes were designed to cover the range of options available and be responsive to stated community preferences. The adaptation themes were reviewed, revised, and approved by the project Steering Committee.



#### Maintain Character

Preserve the existing uses, historic character and community resources by leveraging moderate and incremental strategies.



#### Nature-based Focus

Use nature-based solutions to enhance resiliency and ecosystem services by extending the effectiveness and potential longevity of coastal green infrastructure and open space.



#### Protect/Connect

Emphasize protection and maintenance of existing infrastructure and ensure vital connectivity by using hard and/or hybrid solutions to reduce exposure of important features and preserve critical accessways.



#### Adaptive Realignment

Reimagine Woods Hole through the lens of living with water by developing a multi-phased plan to accommodate water with lateral or vertical relocation where existing uses and configurations cannot reasonably continue.

**Figure 11. Adaptation themes developed for Sandwich Village.**

As presented in Figure 11, the themes are:

#### *Maintain Character*

- Goal: Preserve the existing uses, historic character, and community resources
- Strategy: Leverage moderate and incremental strategies to steward the seaside community and the blue economy village identity
- Representative Actions: Incorporate wet floodproofing, deployable site protection strategies, building systems protection

#### *Nature-based Focus*

- Goal: Use nature-based solutions to enhance resiliency and ecosystem services



- **Strategy:** Where feasible, extend the effectiveness and potential longevity of coastal green infrastructure and open space by facilitating the preservation, restoration, and migration of natural resource systems
- **Representative Actions:** Incorporate salt marsh migration/restoration, beach/dune nourishment, living shorelines

#### *Protect/Connect*

- **Goal:** Emphasize protection and maintenance of existing infrastructure and ensure vital connectivity
- **Strategy:** Use hard and/or hybrid infrastructure solutions to reduce exposure of important features (municipal infrastructure, waterfront scientific assets, businesses and the residential community) and preserve critical accessways (within Woods Hole and to the waterfront)
- **Representative Actions:** Incorporate seawalls, bulkheads, flood walls, landscaped berms and terracing, elevation of land/roads/buildings/infrastructure, dry floodproofing

#### *Adaptive Realignment*

- **Goal:** Reimagine Woods Hole through the lens of living with water
- **Strategy:** Where existing uses and configurations cannot reasonably continue (increasing cost/risk from daily tides or common storms), develop a multi-phased plan to accommodate water with lateral or vertical relocation based on shared understanding of risk tolerance
- **Representative Actions:** Consider strategic elevation/relocation of buildings/infrastructure, change in use or program, undevelopment (retreat/buyout) for resilient open space

These four adaptation themes served as an organizing framework for potential adaptation actions developed in the next phase (Section 4.0) of the project. While not every theme was applicable to every part of the study area, the possibility of a range of approaches defined by these themes was considered in brainstorming potential strategies for each area and asset.

## **4.0 DEVELOPMENT OF POTENTIAL ACTIONS AND TIMEFRAMES**

Having developed an understanding of the assets, features, amenities and functions valued by the community, and having distilled the goals and preferences for approaches to coastal resilience as currently stated by the community into adaptation themes, the next step in the project was to identify a full range of adaptation actions to address coastal flooding of the various elements of Woods Hole which are vulnerable, including buildings, roadways and natural resources. The range of adaptation actions were reviewed and approved by the project steering committee and evaluated in terms of effectiveness over time at addressing changing climate conditions in the coastal environment.



## 4.1 THEMED ADAPTATION ACTION METHODOLOGIES

The process for identifying and evaluating potential adaptation actions in the study area was both top-down and bottom up. In some areas, certain projects with coastal resiliency benefits have either been posited by the community or even investigated in an engineering feasibility study. Those project with some history of community discussion and ideation were included for consideration as a potential adaptation action in this process. Additionally, a bottom-up process was employed in which coastal resilience planners and engineers reviewed the results of the extended community vulnerability assessment for Woods Hole and generated ideas for adaptation actions to address the documented vulnerabilities across a range of assets (buildings, roads, natural resources).

Potential adaptation actions were categorized according to their thematic approach (see Section 3.4) and evaluated in terms of their effectiveness over time, based on explicitly stated engineering and planning assumptions regarding their configuration. Potential adaptation action ideas were generated from the perspective of basic engineering feasibility and constructability (i.e., is it physically possible). It was assumed that basic implementation hurdles (e.g., tapering in elevational elements to meet existing grades) could be solved in a more detailed future design process if/when a project advanced, but there were some general planning assumptions (e.g., do not build a seawall greater than 42 inches above grade to maintain views) that imposed constraints on certain potential actions with the explicit goal of avoiding significant disruption to the community character and experience.

Some of these potential actions may not be permissible under current regulatory schemes; however, since this is the foundational work for a long-term planning project, it was important to acknowledge the possibility of future changes to regulatory structures to facilitate resiliency measures. That said, based on feedback from the community and project partners, the process did not advance any potential adaptation actions that would significantly alter the environment and/or community.

### 4.1.1 Evaluation of Adaptation Action Effectiveness

It was important to understand the effectiveness of each potential adaptation action over time to weigh options for each asset. To accomplish this, coastal resilience planners and engineers reviewed ground surface elevations, proposed adaptation action dimensions (height or target elevation) and projected MC-FRM water surface elevations (WSEs).

To determine whether a potential adaptation action could provide protection/resiliency for a future 1% (100-year) coastal storm, the design parameters were compared to the projected 1% WSE (refer to Section 2.2 for definition of WSEs) for that area on the 2030, 2050 and 2070 planning horizons. Maps showing these projected 1% WSEs in the study area are presented in Appendix A for reference.

At some point as climate conditions evolved, proposed actions may not be able to deal with 1% WSEs, but the adaptation may still provide protection/resiliency for lower level (higher



probability) future storms. To evaluate the protective benefit of the potential adaptation strategy beyond the 1% WSE, the design parameters were compared to the full range of projected WSEs from the MC-FRM ACFEP curve. These curves were extracted from the model for various exposure areas in the Phase 1 and Phase 2 assessments and are presented in those reports (Woods Hole Group 2020a and 2022). If a proposed strategy could not provide protection/resiliency for at least a 50% ACFEP level, it was determined that the strategy would no longer be deemed effective for storm surge flood protection at that time horizon (assumed frequency of flooding would be undesirable from a storm protection perspective).

Beyond storm protection, some adaptation strategies may provide protection/resiliency for tidal inundation, even as sea level rise progresses. To evaluate the effectiveness of each potential adaptation for addressing tidal inundation and sea level rise, the design parameters and project configuration were compared to the projected mean high water tidal benchmark elevations for Woods Hole (see Section 2.1).

#### **4.1.2 Coastal Management Areas**

Because solutions vary in their scope and effectiveness, it was useful to divide the study area into coastal management areas. These geographic assessment units were developed from a combination of established neighborhood areas and a review of future flood extents. This allows solutions to be more easily organized and tailored to the local context, including existing elevation, projected magnitude of flooding and surrounding uses. Figure 12 shows the coastal management areas. Note that upland portions of the ResilientWoodsHole study area are not included in the coastal management areas because they are not expected to be exposed to be exposed to future sea level rise or storms surge.



Figure 12. Coastal Management Areas

#### 4.2 ADAPTATION ACTIONS BY MANAGEMENT AREA

This section presents a series of tables describing the array of potential adaptation strategies that could be implemented within each coastal management area. Each table of potential strategies is sorted by adaptation theme and provides basic information about each strategy’s design and configuration. Appendix B provides a series of maps diagramming the various adaptation strategies by theme for each management area. These maps correspond to the tables presented in the following sections.



**4.2.1 Gansett**

**Table 4. Potential adaptation strategies for Gansett management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Deployable barriers (48 in) at lower Gansett Rd					2022	-	2022-2070	n/a
Beach nourishment and dune enhancement at lower Gansett Rd landing					2022	-	2022-2070	2070-2100
Modular seawall (to 42 in) at lower Gansett Rd landing					2022	-	2022-2070	2070-2100
Raise parking lot and road at lower Gansett Rd landing and tie back to high ground					2022	2022-2070	2070+	n/a
Construct bridge at lower Gansett Rd					2022	2022+	n/a	n/a
Reroute lower Gansett Rd to west to reduce storm impacts					2022	2022+	n/a	n/a
Reroute lower Gansett Rd to west to reduce tidal impacts					2022	-	-	2070+

A range of potential adaptation actions were explored for the Gansett management area. These strategies are detailed in Table 4 and summarized spatially in Appendix B. Due to the elevated nature of most of the Gansett management area, adaptation strategies focused only on the low-lying portion of northern Gansett Road adjacent to the landing and association dock on Quissett Harbor. This area is projected to experience increasing storm surge inundation and some potential tidal inundation (in the long-term). The strategies investigated for this area included deployable flood barriers, elevated dune features, constructed walls or ground, a bridge spanning the vulnerable area, and potentially rerouting the roadway.



**4.2.2 Mill Pond**

**Table 5. Potential adaptation strategies for Mill Pond management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
<b>Deployable flood protection strategies</b> for low lying Millfield St and Gardiner Rd homes and identify location for communal storage					2022	-	2022-2050	n/a
<b>Wet floodproof low lying homes.</b> No longer effective if 1st floor impated by flooding (Threshold is ~18" above grade). Only viable for homes at the top of Park Rd and in the middle of Millfield at Bell Tower Lane.					2022	-	2022-2030	n/a
<b>Dune construction modification</b> to seawall at Gardiner Rd and tie into high ground at ~10 ft NAVD88.					2022	-	2022-2070	2070+
<b>Improve tidal connection</b> between Eel Pond and Mill Pond for future salt marsh migration and drainage. May reduce some low level flooding over Millfield Road but not effective for larger storms or SLR.					2022	-	2022-2030	2030-2070
<b>Elevate low lying Millfield and Gardiner corridor</b> (parcels and roads) and rebuild homes w/ some elevation. Assume elevating low corridor to ~10 ft NAVD88.					2022	2022-2030	2030-2070	2070-2100
<b>Raise seawall at Gardiner Rd and install drainage</b> outlet for wetland. Tie into high ground at ~10 ft NAVD88. Drainage does not add storm protection but reduces residence time if overtopped.					2022	-	2022-2070	2070-2100
<b>Dry floodproof and/or elevate</b> Park Rd Sewer Lift Station.					2022	2022-2070	2070+	n/a
<b>Construct a 3 ft landscape berm or elevated bulkhead system</b> to tie into existing neighborhood high spots currently at ~7 ft NAVD88. Only viable for Millfield backyards.					2022	-	2022-2050	2050-2100
<b>Modify seawall at Gardiner Rd</b> to enhance post-storm drainage. Drainage does not add storm protection but reduces residence time if overtopped.					2022	-	2022-2050	2050-2070
<b>Elevate low lying homes</b> (Millfield/Gardiner) no more than 10 ft above ground level. No longer viable if tidal inundation occurs.					2022	2022-2050	2050-2070	n/a
<b>Relocate low lying homes</b> out of tidal inundation zone, abandon part/all of Gardiner/Millfield, repurpose land (including Woods Hole Park) for flood storage and resilient open space					2070	n/a	2022-2070	2070+

A range of potential adaptation actions were explored for the Mill Pond management area. These strategies are detailed in Table 5 and summarized spatially in Appendix B. Vulnerability in the Mill



Pond management area is related to three primary flood pathways – overtopping of the sea wall at Gardiner Road, overtopping of low-lying segments of Millfield Street, and overtopping of the Stoney Beach dune with flood conveyance down Spencer Baird Road. Storm exposure is expected to increase with climate change, and tidal inundation is also a concern for many properties adjacent to Mill Pond and the associated wetland complex in the mid- to long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), enhanced tidal connections and drainage, elevated dune features, constructed walls or ground, dry floodproofing (sewer lift station), elevating structures, and potential long-term retreat.

### 4.2.3 Spencer Baird

**Table 6. Potential adaptation strategies for Spencer Baird management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Coordinate deployable flood protection strategies for low lying homes and identify location for communal storage					2022	-	2022-2070	n/a
Wet floodproof low lying homes. No longer effective if 1st floor impated by flooding (Threshold is ~18" above grade)					2022	-	2022-2050	n/a
Beach nourishment and dune enhancement at Stoney Beach. Tie into existing neighborhood high spots of ~10 ft NAVD88.					2022	-	2022-2070	2070-2100
Elevate existing Buzzards Bay seawalls to ~10 ft NAVD88 tying into existing neighborhood high spots.					2022	-	2022-2070	2070-2100
Elevate low lying corridor (parcels and roads) along Gosnold Rd, Spencer Baird Rd and Albtross to ~12 ft NAVD88, and rebuild homes with increased elevation.					2022	2022-2070	2070+	n/a
Elevate low lying homes no more than 10 ft above ground level.					2022	2022-2050	2050-2070	n/a
Relocate low lying homes out of tidal inundation zone, repurpose land for flood storage and resilient open space					2070	n/a	2022-2070	2070+

A range of potential adaptation actions were explored for the Spencer Baird management area. These strategies are detailed in Table 6 and summarized spatially in Appendix B. Vulnerability in the Spencer Baird management area is related to two primary flood pathways – overtopping of the Stoney Beach dune and flood conveyance down Spencer Baird from overtopping of Eel Pond or Mill Pond. Some additional exposure may also result from wave runup and overtopping at Bar Neck Road from Great Harbor. Storm exposure is expected to increase with climate change, and tidal inundation is also a concern for low-lying properties on Spencer Baird Road and Gosnold



Road in the long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), elevated dune features, constructed walls or ground, elevating structures, and potential long-term retreat.

**4.2.4 Penzance Point**

**Table 7. Potential adaptation strategies for Penzance Point management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Coordinate deployable flood protection strategies for low lying homes					2022	-	2022-2070	n/a
Wet floodproof low lying homes. No longer effective if 1st floor impacted by flooding (Threshold is ~18" above grade)					2022	-	2022-2050	n/a
Beach nourishment and dune enhancement or living shoreline sideslope treatments for low lying segments of Bar Neck Rd and Penzance Rd. Tied into existing neighborhood high spots at ~10 ft NAVD88					2022	-	2022-2070	2070-2100
Elevate low lying segments of Bar Neck Rd and Penzance Rd no more than 3 ft over time.					2022	-	2022-2070	2070-2100
Elevate low lying homes no more than 10ft above ground level.					2022	2022-2070	-	n/a
Move low lying structures away from tidal inundation zone					2070	n/a	2022-2070	2070+

A range of potential adaptation actions were explored for the Penzance Point management area. These strategies are detailed in Table 7 and summarized spatially in Appendix B. Vulnerability in the Penzance Point management area is related to direct coastal inundation at low-lying portions of the peninsula, primarily the causeway access where the former island was connected to Woods Hole, and low-lying parcels and road segments toward the point. Storm exposure is expected to increase with climate change, and tidal inundation is a concern for road segments and a few properties in the long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), elevated dune features, constructed ground, elevating structures, and potential long-term retreat.



**4.2.5 Eel Pond**

**Table 8. Potential adaptation strategies for Eel Pond management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Deployable flood protection strategies for low lying Millfield St homes and SW Eel Pond/Water St. Identify location for communal storage.					2022	2022-2030	2030-2070	n/a
Wet floodproof low lying homes. No longer effective if 1st floor impacted by flooding (Threshold is ~18" above grade)					2022	-	2022-2050	n/a
Elevate School St and increase culvert size. Tie into highpoints along school street at ~13.6 ft NAVD88 (Option: undevelop driveway/parking lot east of Vincent House for marsh migration, move parking to Maury Ln)					2022	2022-2070	2070+	n/a
Upsize Culvert while maintaining existing road elevation (Critical low spot along school street is ~5.6 ft NAVD88)					2022	-	2022-2050	2050-2100
Dry floodproofing (scientific/commercial). Assume all buildings can be dry floodproof to 1% storm event. No longer effective if tidal inundation occurs					2022	2022-2100	n/a	n/a
Elevate Eel Pond seawalls and bulkheads by ~42" bringing new critical elevation to ~8.5 ft NAVD88 (scientific/commercial/residential)					2022	2022-2050	2050-2070	2070-2100
Elevate low lying Millfield corridor (parcels and roads) and rebuild homes with increased elevation. Bring low corridor to ~10 ft NAVD88.					2022	2022-2030	2030-2070	2070-2100
Elevate Water St and businesses no higher than ~9.5 ft NAVD88.					2022	2022-2050	2050-2070	2070+
Construct flood control barrier at Eel Pond Channel at 7.75 ft NAVD88. Flanking pathways should be considered if installed.					2022	-	2022-2050	n/a
Elevate mechanical equipment and reprogram 1st floors to accommodate flooding (scientific). Assumes 1st floors are 10ft high on ~6.5 ft NAVD88 decks. Not impacted until WSE of ~16.5 ft NAVD88 and no longer effective if tidal inundation occurs					2022	2022-2100	n/a	n/a
Move non-water dependent science operations, undevelop facilities, and develop elevated Eel Pond Park					2022	2022-2070	2070+	n/a
Elevate low lying homes (Millfield) no more than 10 ft above grade and no longer effective if tidal inundation occurs.					2022	2022-2070	n/a	n/a
Relocate low lying Millfield Rd homes out of tidal inundation zone and repurpose land for flood storage and resilient open space					2070	n/a	2022-2070	2070+

A range of potential adaptation actions were explored for the Eel Pond management area. These strategies are detailed in Table 8 and summarized spatially in Appendix B. Vulnerability in the Eel Pond management area is related to two primary flood pathways – overtopping of the Eel Pond bulkheaded shoreline and overtopping of low-lying segments of Millfield Street. Secondary flood exposure may also come from wave overtopping from Great Harbor at the waterfront along Water Street. Storm exposure is expected to increase with climate change, and tidal inundation is also a concern for (residential, MBL and commercial) properties adjacent to Eel Pond in the



long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), enhanced tidal connections and drainage, constructed walls or ground, dry floodproofing (non-residential), a tide gate on Eel Pond, elevating structures, relocating non-water dependent research activities, and potential long-term retreat.

### 4.2.6 Waterfront

**Table 9. Potential adaptation strategies for Waterfront management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Deployable flood protection strategies for science and community (WHCA/Fire) structures					2022	2022-2050	2050-2100	n/a
Wet floodproof community facilities (WHCA, Fire Station) No longer effective if 1st floor impacted by flooding (Threshold is WSE >3 ft above grade)					2022	2022-2050	2050-2070	n/a
Develop living shoreline at Bar Neck Rd approximately 3ft above low spot to preserve harbor views.					2050	2050-2070	2070+	n/a
Dry floodproofing (scientific & sewer pump). Assume all buildings can be dry floodproof to 1% storm event. No longer effective if tidal inundation occurs					2022	2022-2100	n/a	n/a
Install Water St and Albatross Rd sidewalk/waterfront wall with rising gate at boatramp, integrated with CWATER and NOAA strategies. Assume wall is 3ft starting at ~6.5 ft NAVD88 and tied to high point north of NOAA cottage.					2022	2022-2050	2050-2070	n/a
Elevate NOAA bulkhead to reduce tidal inundation impacts.					2070	-	-	2070+
Elevate Waterfront Park with alignment to NOAA parcel. Assume two 24" tiers in park elevation to maintain sightlines bringing elevation to ~12 ft NAVD88.					2022	2022-2070	2070+	n/a
Elevate Water St and Albatross St no higher than 9.5 ft NAVD88.					2022	2022-2050	2050-2070	2070+
Elevate mechanical equipment and reprogram 1st floors to accommodate flooding (scientific). Assumes 1st floors are 10ft high on ~6.5 ft NAVD88 decks. Not impacted until WSE of ~16.5 ft NAVD88 and no longer effective if tidal inundation occurs					2022	2022-2100	n/a	n/a
Move non-water dependent science operations, undevelop facilities and expand elevated Waterfront Park.					2022	2022-2070	2070+	n/a

A range of potential adaptation actions were explored for the Waterfront management area. These strategies are detailed in Table 9 and summarized spatially in Appendix B. Vulnerability in the Waterfront management area is related to direct exposure to Great Harbor and some



potential flood conveyance from overtopping along Eel Pond. Given the developed nature of the Waterfront area, mostly comprised of bulkheaded shoreline, sea level rise is not generally a concern except for NOAA’s working deck/parking area in the long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (non-residential), elevated coastal bank features, constructed walls or ground, dry floodproofing (non-residential), elevating structures, and relocating non-water dependent research activities.

**4.2.7 Juniper Point**

**Table 10. Potential adaptation strategies for Juniper Point management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% storm protection	Reduced Storm Protection	Tidal Effectiveness
<b>Deployable flood protection strategies</b> for low lying homes, bikepath at Crane Rd, Luscombe/Railroad Ave					2022	2022-2050	2050-2100	n/a
<b>Wet floodproof low lying homes.</b> No longer effective if 1st floor impated by flooding (Threshold is ~18" above grade)					2022	2022-2030	2030-2050	n/a
<b>Beach nourishment and dune enhancement</b> at Hinkley Rd. Existing high spot on dune is ~6.5 ft NAVD88. Not much room to do more.					2022	-	2022-2030	2030-2100
<b>Dry floodproof</b> USCG and Commerical structures. Assume all buildings can be dry floodproof to 1% storm event. No longer effective if tidal inundation occurs					2022	2022-2070	n/a	n/a
<b>Elevate seawalls</b> (residential) & <b>bulkheads</b> (USCG, SSA, commercial), including roads (Little Harbor and Hincley). Elevate seawall/bulkheads no more than 3 ft to reach ~7ft NAVD88.					2022	-	2022-2070	2070-2100
<b>Elevate roads</b> (Little Harbor Rd, Hincley Rd, Luscombe Ave, Railroad Ave). Tie in to existing high ground at ~9ft NAVD88					2022	2022-2030	2030-2070	2070+
<b>Elevate structures</b> (USCG, commercial, residential) no more than 10 ft above ground level.					2022	2022-2070	n/a	n/a
<b>Reroute Little Harbor Rd and Hincley Rd.</b> Connect using high spine of the point south of Juniper Pt. Limited by 11 ft NAVD88 elevation near perched wetland.					2022	2022-2050	2050+	n/a
<b>Pull development from waterfront</b> back to Luscombe Ave and created tiered resilient open space on water side					2070	2070+	n/a	n/a



A range of potential adaptation actions were explored for the Juniper Point management area. These strategies are detailed in Table 10 and summarized spatially in Appendix B. Vulnerability in the Juniper Point management area is related to direct coastal inundation at low-lying portions of the peninsula, primarily the USCG station on Little Harbor, low-lying segments of Hinckley Road, and the commercial corridor along Great Harbor south of the drawbridge. Storm exposure is expected to increase with climate change, and tidal inundation is a concern for Hinckley Road, USCG and a few Luscombe Avenue commercial properties in the long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), elevated dune features, constructed walls or ground, dry floodproofing (non-residential), elevating structures, rerouting roads and potential (limited) long-term retreat.

### 4.2.8 Nobska Point

**Table 11. Potential adaptation strategies for Nobska Point management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Coordinate deployable flood protection strategies for low lying homes					2022	2022-2050	2050-2100	n/a
Wet floodproof low lying homes. No longer effective if 1st floor impated by flooding (Threshold is ~18" above grade)					2022	2022-2030	2030-2070	n/a
Coastal bank and dune enhancement to ~10 ft NAVD88 to tie into existing neighborhood high spots at Nobska Beach and Lower Nobska Rd.					2022	2022-2050	2050-2100	2100+
Elevate Church St and lower Nobska Rd to ~10ft NAVD88 tying into existing road high spots.					2022	2022-2050	2050-2100	2100+
Reroute Nobska Rd to higher ground for reducing storm impacts. Assumes moving west to meet 14ft NAVD88 grade from Nobska Point. Still requires a bridge or elevation to connect north area over wetland.					2022	2022+	n/a	n/a
Move low lying outbuildings landward to eliminate tidal inundation impacts.					2070	-	-	2070+
Elevate low lying homes to no more than 10 ft above grade.					2022	2022-2070	2070+	n/a

A range of potential adaptation actions were explored for the Nobska Point management area. These strategies are detailed in Table 11 and summarized spatially in Appendix B. Vulnerability in the Nobska Point management area is related to direct coastal inundation at low-lying portions of the peninsula, primarily through the coastal ponds on either side of the point. Storm exposure is expected to increase with climate change, and tidal inundation is not generally a concern for the area except a few small low-lying outbuildings in the long-term. The strategies investigated for this area included deployable barriers, wet floodproofing (residential), elevated dune and



coastal bank features, constructed ground, dry floodproofing (non-residential), elevating or moving structures, and rerouting roads.

#### 4.2.9 Fay Road

**Table 12. Potential adaptation strategies for Fay Road management area.**

Potential Adaptation Action	Theme				Estimated Time Frame			
	Maintain	Nature-Based	Protect/Connect	Adaptive Realignment	Initiate Strategy	1% Storm Protection	Reduced Storm Protection	Tidal Effectiveness
Coordinate deployable flood protection strategies for low lying homes					2050	2050-2100	2100+	n/a
Wet floodproof low lying homes. No longer effective if 1st floor impated by flooding (Threshold is ~18" above grade)					2050	2050-2070	2070+	n/a
Coastal bank and dune enhancement to ~15 ft NAVD88 to tie into existing neighborhood high spots					2050	2050-2100	2100+	n/a
Construct a ~5 ft landscape berm or terrace to tie into existing neighborhood high spots currently at ~10 ft NAVD88.					2050	2050-2100	2100+	n/a
Elevate roadway to ~15ft NAVD88 tying into existing high grade areas along Fay Rd.					2050	2050-2100	2100+	n/a
Elevate low lying homes to no more than 10ft above ground level.					2070	2070-2100+	n/a	n/a

A range of potential adaptation actions were explored for the Fay Road management area. These strategies are detailed in Table 12 and summarized spatially in Appendix B. Due to the elevated nature of most of the Fay Road management area, adaptation strategies focused on a few potentially exposed properties and a low-lying segment of northern Fay Road. This area is projected to experience increasing storm surge inundation, but tidal inundation is not a concern. The strategies investigated for this area included deployable flood barriers, wet floodproofing (residential), elevated dune and coastal bank features, constructed ground, and elevating structures.

### 5.0 DEVELOPMENT OF DYNAMIC ADAPTATION PATHWAYS

Following development and evaluation of the range of adaptation options, the next step in the planning process was to begin the exploration of potential phasing of strategies with dynamic adaptation pathways. Dynamic adaptation pathways planning is an approach for exploring and sequencing adaptation options over time in a way that acknowledges deep uncertainty (deficiency of agreement on or knowledge of how likely various future scenarios are) in climate projections, and allows decision makers to establish a flexible plan that achieves community goals while being responsive to changing conditions/projections.

This framework enables communities to prepare a range of responses to potential future conditions, while preparing to implement solutions (or change approach) informed by tipping points and knowledge of the capacity of each adaptation option.



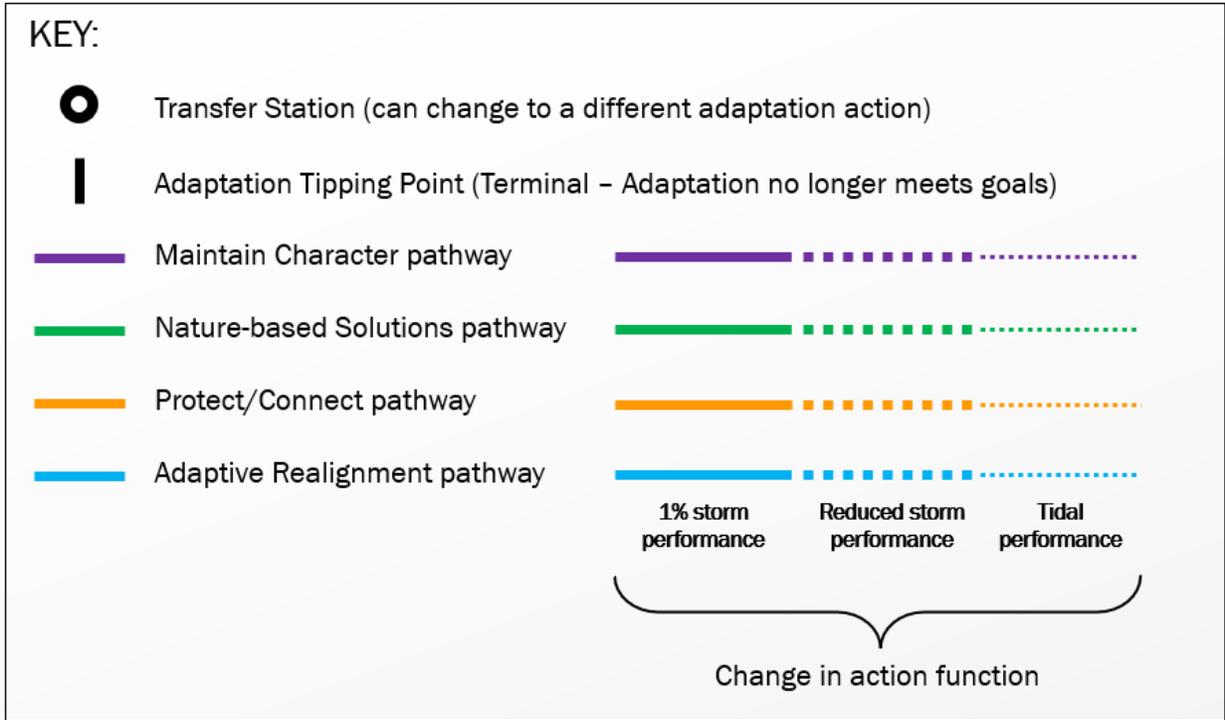
## 5.1 DYNAMIC ADAPTATION PATHWAYS

Dynamic adaptation pathways can provide a unique and powerful visualization of the potential adaptation actions previously presented in this study, including the range of potential actions available to reduce the flood vulnerability of a particular asset or group of assets, key water level and temporal thresholds, and decision points. While these dynamic adaptation pathways figures appear complex, once understood, they can be valuable decision tools.

A key to interpreting the dynamic adaptation pathways figures is presented in Figure 13. The pathways associated with each action are color-coded by theme (Maintain Character = purple, Nature-based Focus = green, Protect/Connect = orange, Adaptive Realignment = blue). As you move left to right along a pathway for a particular action, at key time steps you will encounter a “transfer station.” These transfer stations represent decision points and opportunities to transition or shift to a different action (i.e., move up or down along one of the vertical paths when a change in approach is decided upon due to variations in community desires, climatic conditions, or overall municipal policies).

In many cases, the most beneficial and cost-effective approach to protecting an asset is to phase in different actions over time or consider shifting the use of a specific asset over time. Rising water levels prompt additional actions or an alteration in the way an asset may be used in the future. Actions that are effective for addressing the projected 1% WSE are indicated by a thick solid colored line. In some cases, an adaptation may not provide the same amount of storm protection over time; therefore, the diagram may transition to a thick dashed colored line (indicative of reduced storm performance). Although these transitions to reduced levels of protectiveness indicate changes in performance, they still represent choices for adaptation planning and are marked by transfer stations on the diagram. If the community decides that a reduced state of performance is not acceptable for a certain asset or group of assets, it can choose an alternate path (another adaptation strategy) that satisfies community goals (if available).

Admittedly, adaptation actions cannot solve every flooding problem for all potential future storm surge water levels. Tipping points, when an action can no longer function as intended, are indicated by a black vertical bar. When this occurs, the thick solid or dashed colored line representing an action will either end at that tipping point terminal (i.e., that action is no longer effective), or the line will continue past the tipping point terminal as a thin dashed line. The thin dashed line in this case indicates a change in function for that action – the action is able to provide a solution for tidal inundation. For example, an action that originally provided protection from storm damage flooding in the 2030 or 2050 timeframe, may only provide protection from daily tidal flooding in the more distant future as water levels increase.



**Figure 13. Key to interpreting Dynamic Adaptation Pathways**

Another feature to consider when interpreting the dynamic adaptation pathways figures is whether a path is light (partially transparent line) or bold (fully opaque). Pathways depicted as partially transparent lines are technically possible but either not yet required (due to the contemporaneous flood exposure profile) or not recommended. This will occur if an action is unwarranted at a particular water level. For example, one could implement wet or dry floodproofing measures in a building with moderate elevation in 2030, but it would be an unjustified expense if the projected 1% WSE does not expose the structure until 2070. These paths could still be selected at an earlier time than required; however, if sea level rise does not occur at the rate projected, then this adaptation may not ever be required. However, if there is high confidence that a change is needed, then perhaps following a lightly shaded line is a proactive adaptation that may be warranted (in these situations, careful alignment of the design life of the adaptation with the projected exposure period is important).

Finally, at the bottom of each figure are three threshold lines (Figure 14): the amount of sea level rise in feet; and at what outyear that amount of sea level rise is expected to occur given a high sea level rise scenario (i.e., RCP 8.5) or an intermediate sea level rise scenario (i.e., RCP 4.5). The bottom two lines provide a range of actionable timelines for when each action may be needed and effective. The top line, indicating the total amount of sea level rise in feet, can be compared to actual measured water levels over time to track whether climate change impacts are proceeding closer to the high or intermediate-low scenario. Based on actual water level trends, planned timeframes for implementation can be adjusted accordingly. For the purposes of the discussion below, however, all timelines will be discussed related to the high sea level rise projections (RCP 8.5) in terms of out years.

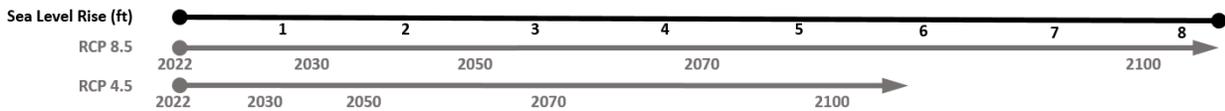


Figure 14. Key for interpreting actionable timelines for each adaptation pathway.

### 5.2 DYNAMIC ADAPTATION PATHWAYS BY MANAGEMENT AREA

Potential adaptation actions for each coastal management area (presented in Section 4.2) were then developed in diagrammatic form. The following sections show the dynamic adaptation pathways diagrams that resulted from the development and analysis of strategies.

#### 5.2.1 Gansett

The range of viable options for the Gansett management area to address flooding concerns is diagrammed in Figure 15.

### Gansett Area

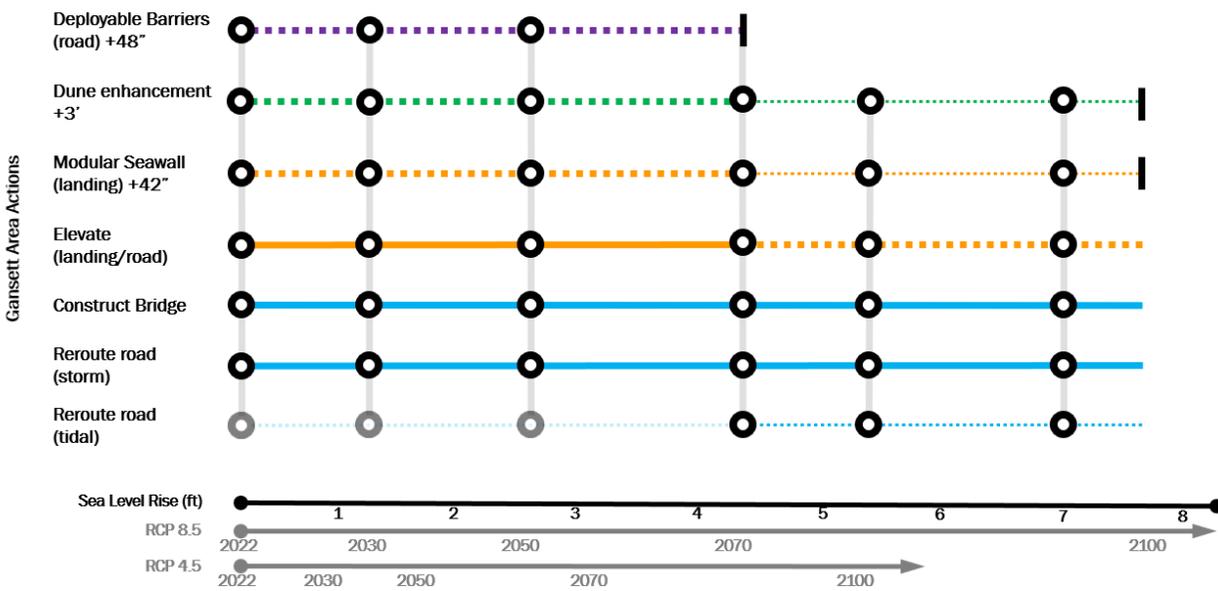


Figure 15. Dynamic Adaptation Pathways for Gansett management area.

A potential pathway to address storm flooding concerns at lower Gansett Road could be:

- 2022: deployable barriers
- INTERIM: design/permitting/implement next phase



- 2030: dune enhancement to provide moderate storm protection
- INTERIM: design/permitting/implement next phase
- 2070: elevate landing and road segment to provide moderate storm protection

### 5.2.2 Mill Pond

The range of viable options for the Mill Pond management area to address flooding concerns is diagrammed in Figure 16.

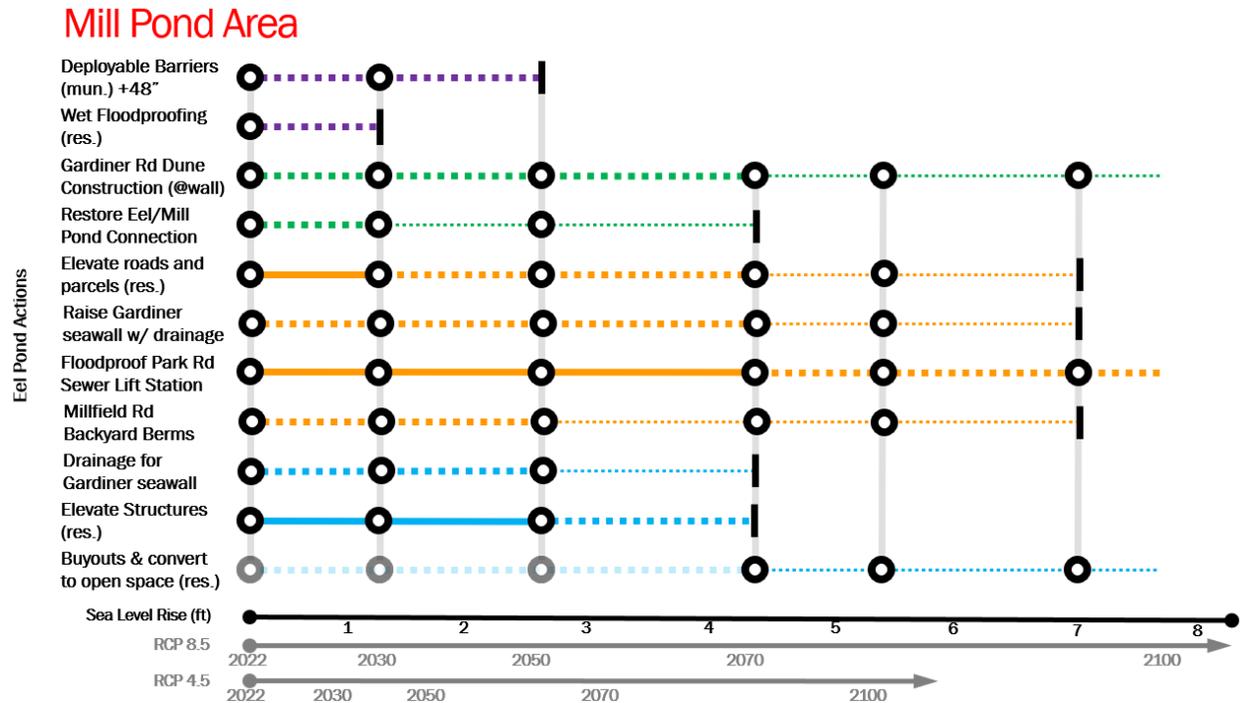


Figure 16. Dynamic Adaptation Pathways for Mill Pond management area.

A potential pathway to address storm flooding concerns (and later only tidal flooding concerns) at Mill Pond low-lying homes could be:

- 2022: deployable barriers
- INTERIM: design/permitting/implement next phase
- 2030: raise Gardiner Road seawall and install drainage
- INTERIM: ensure concurrent solutions for Spencer Baird and Eel Pond pathways
- 2100: buyouts and convert to open space

### 5.2.3 Spencer Baird

The range of viable options for the Spencer Baird management area to address flooding concerns is diagrammed in Figure 17.



## Spencer Baird Area

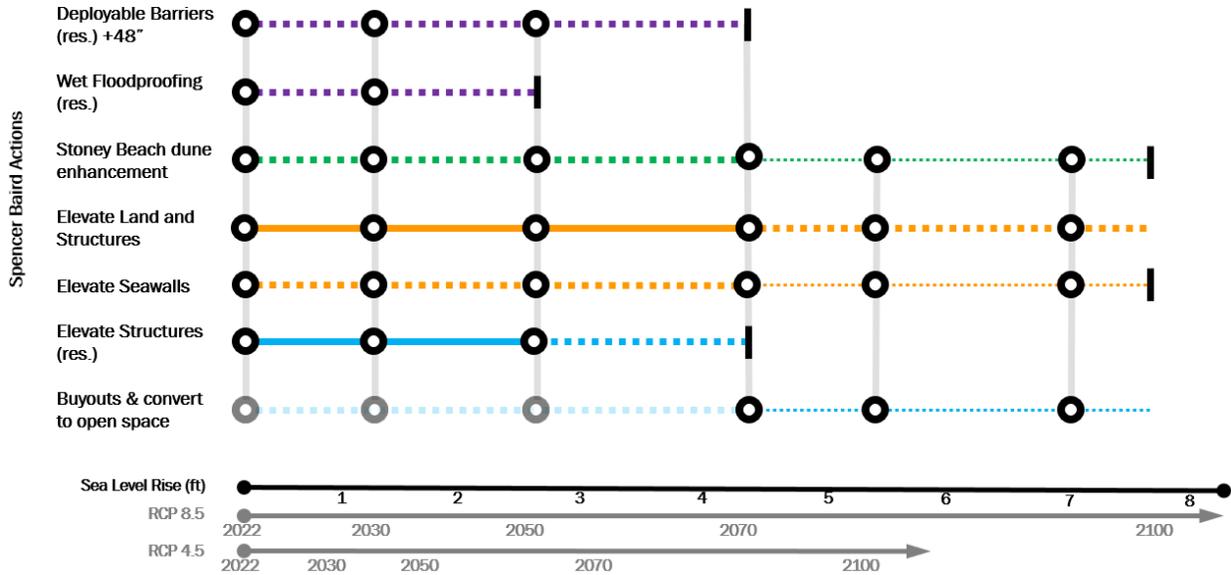


Figure 17. Dynamic Adaptation Pathways for Spencer Baird management area.

A potential pathway to address storm flooding concerns (and later only tidal flooding concerns) at Spencer Baird low-lying homes could be:

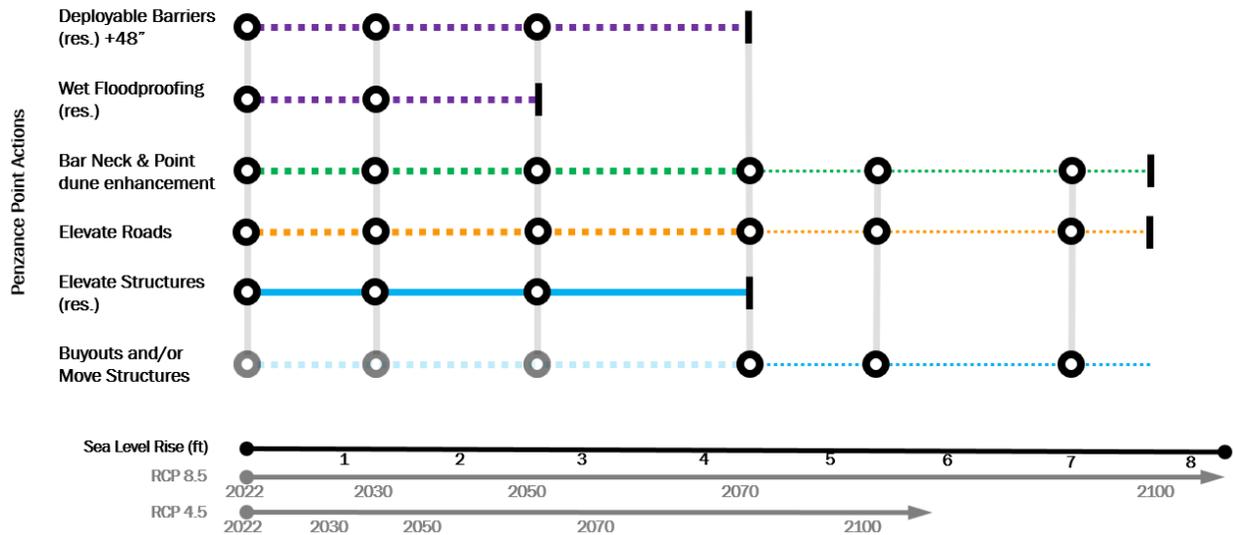
- 2022: deployable barriers
- INTERIM: design/permitting/implement next phase
- 2030: Elevate structures
- INTERIM: ensure concurrent solutions for Mill Pond and Eel Pond pathways
- 2070: Stoney Beach dune enhancement

### 5.2.4 Penzance Point

The range of viable options for the Penzance Point management area to address flooding concerns is diagrammed in Figure 18.



## Penzance Point Area



**Figure 18. Dynamic Adaptation Pathways for Penzance Point management area.**

A potential pathway to address storm flooding concerns (and later only tidal flooding concerns) at Penzance Point low-lying homes could be:

- 2022: wet floodproofing
- INTERIM: design/permitting/implement next phase
- 2030: Elevate structures
- 2070: buyouts and convert to open space

### 5.2.5 Eel Pond

The range of viable options for the Eel Pond management area to address flooding concerns is diagrammed in Figure 19.

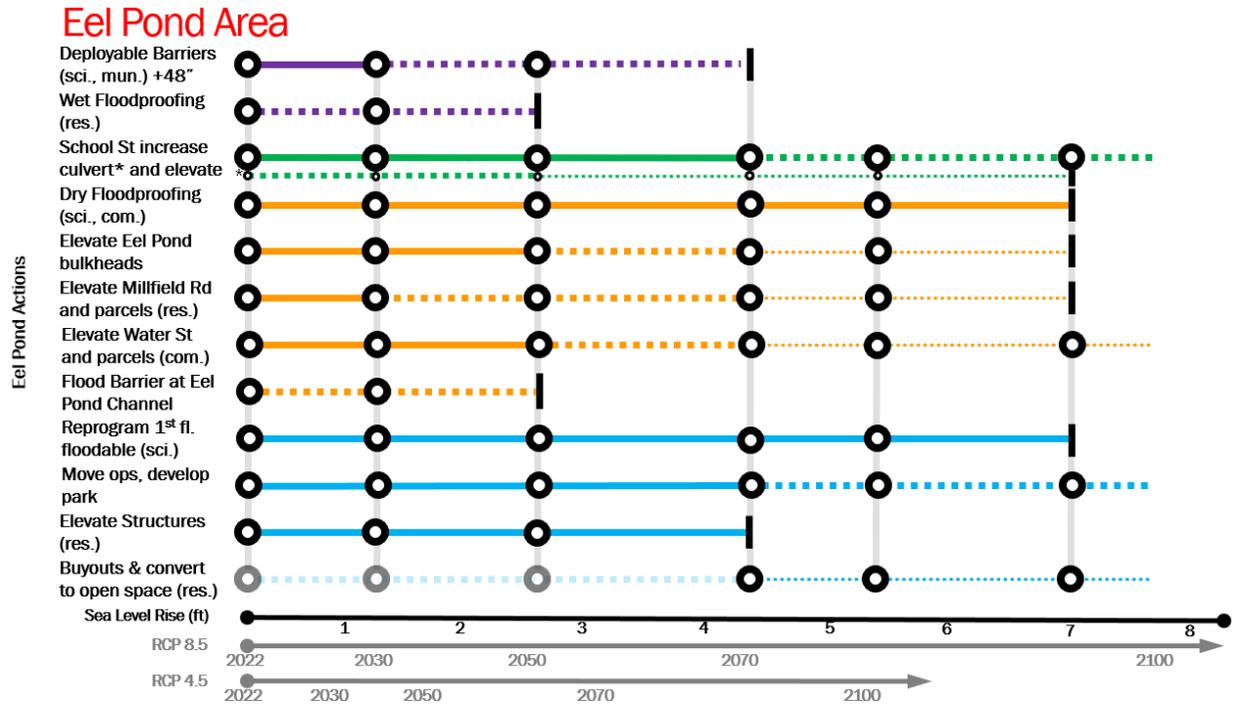


Figure 19. Dynamic Adaptation Pathways for Eel Pond management area.

A potential pathway to address storm and tidal flooding concerns at Eel Pond low-lying scientific facilities could be:

- 2022: deployable barriers or wet floodproofing (depending on facility exposure)
- 2050: dry floodproofing
- INTERIM: design/permitting/implement next phase
- 2070: elevate Eel Pond bulkhead

### 5.2.6 Waterfront

The range of viable options for the Waterfront management area to address flooding concerns is diagrammed in Figure 20.



## Waterfront Area

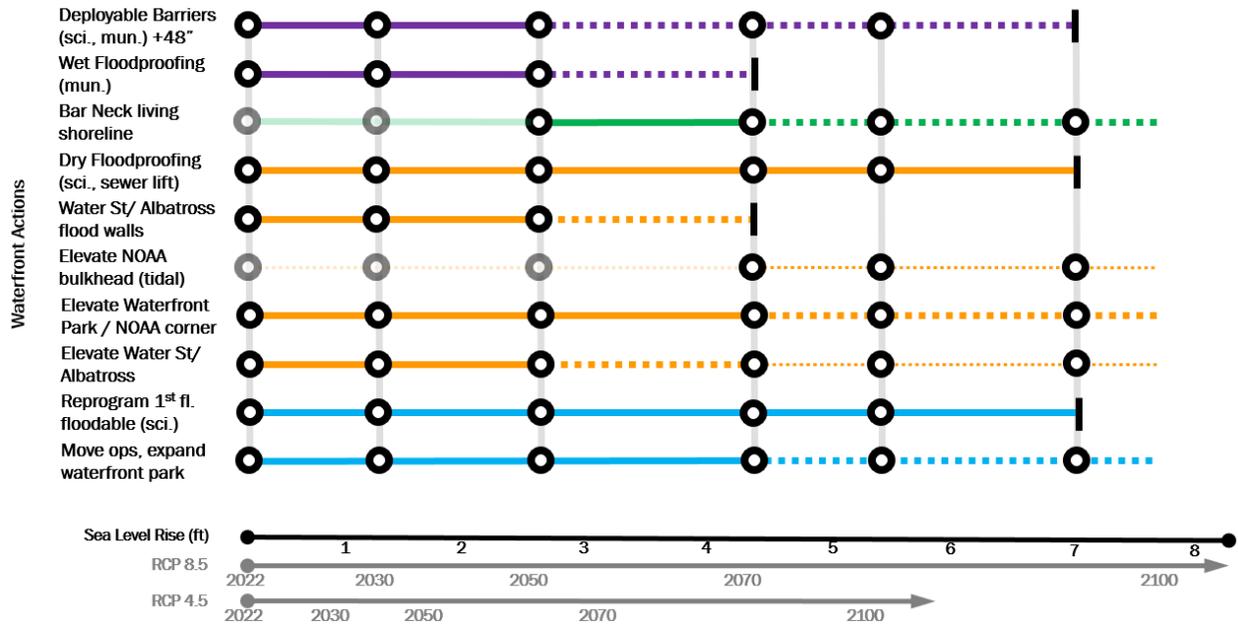


Figure 20. Dynamic Adaptation Pathways for Waterfront management area.

A potential pathway to address storm and tidal flooding concerns at Water Street and Albatross Street could be:

- 2022: design/permitting/implement next phase
- 2030: flood walls and integrated deployables
- INTERIM: design/permitting/implement next phase
- 2070: elevate roadways

### 5.2.7 Juniper Point

The range of viable options for the Juniper Point management area to address flooding concerns is diagrammed in Figure 21.



## Juniper Point Area

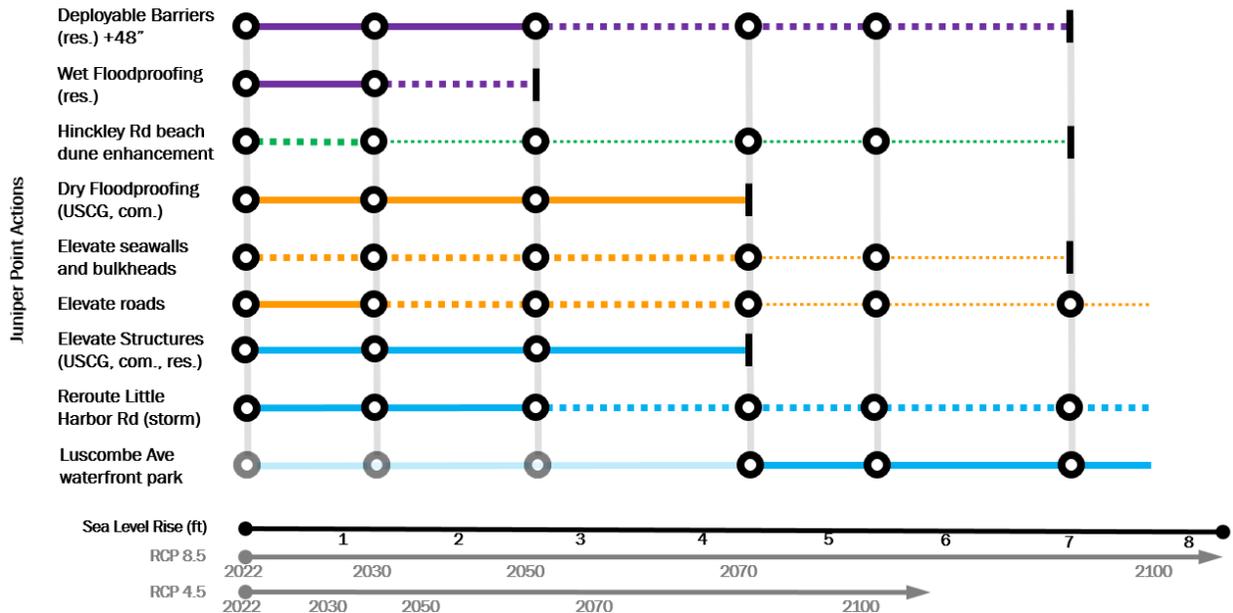


Figure 21. Dynamic Adaptation Pathways for Juniper Point management area.

A potential pathway to address storm and tidal flooding concerns at the non-elevated USCG Woods Hole Station buildings could be:

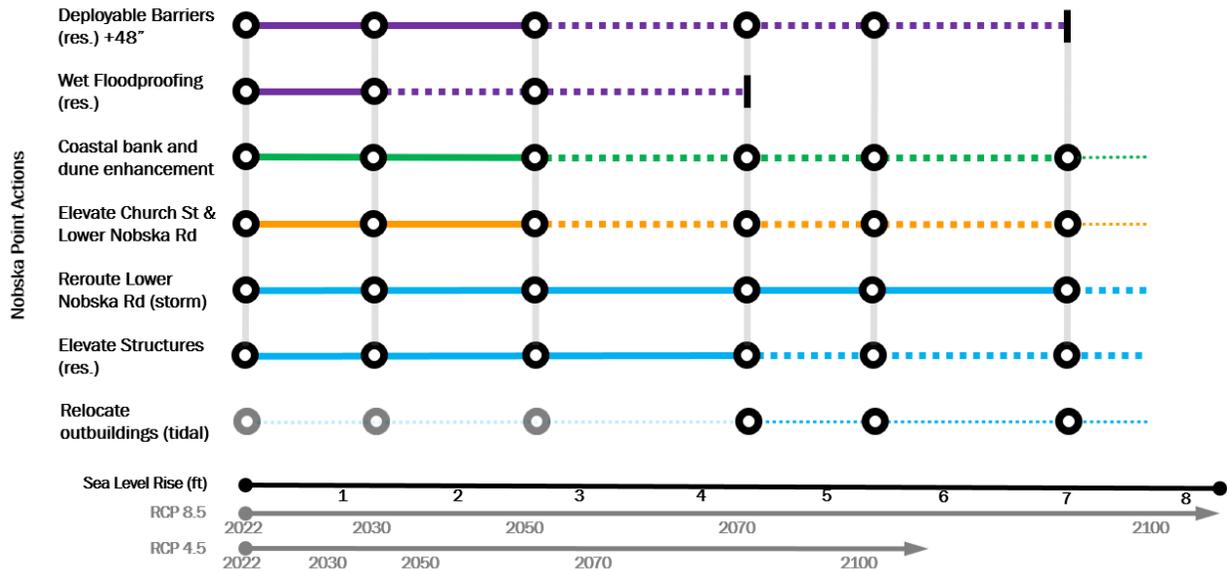
- 2022: deployable barriers
- 2030: dry floodproofing maintenance hangars, elevate other facilities
- INTERIM: design/permitting/implement next phase
- 2070: elevate bulkhead

### 5.2.8 Nobska Point

The range of viable options for the Nobska Point management area to address flooding concerns is diagrammed in Figure 22.



## Nobska Point Area



**Figure 22. Dynamic Adaptation Pathways for Nobska Point management area.**

A potential pathway to address storm (and eventual tidal) flooding concerns at the Church Street causeway between Nobska Pond and Nobska Beach could be:

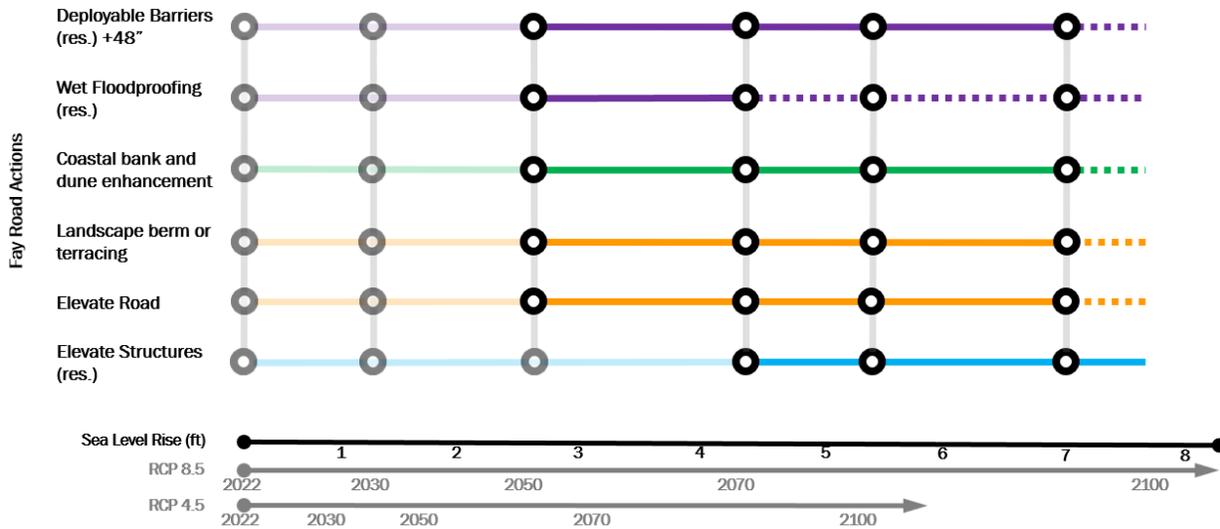
- 2022: no action (reroute traffic in event of a storm)
- INTERIM: design/permitting/implement next phase
- 2030: coastal bank and dune enhancement in front of Church Street causeway
- 2050: renourishment as needed
- 2070: renourishment as needed

### 5.2.9 Fay Road

The range of viable options for the Fay Road management area to address flooding concerns is diagrammed in Figure 23.



## Fay Road Area



**Figure 23. Dynamic Adaptation Pathways for Fay Road management area.**

A potential pathway to address storm flooding concerns at Fay Road homes could be:

- 2022: no action required
- 2030: no action required
- 2050: wet floodproofing
- INTERIM: design/permitting/implement next phase
- 2070: install protective landscape berms
- INTERIM: design/permitting/implement next phase
- 2100: elevate structures

### 5.3 COMMUNITY WORKSHOP #2

The Phase 3 Community Vision Workshop #2 was scheduled for May 19, 2022 as an in-person workshop at the Gus Cauty Community Center in Falmouth, MA. The intention of the workshop was to present an executive summary of the extended vulnerability assessments, introduce adaptation concepts and explain the use and function of the Dynamic Adaptation Pathways developed for Woods Hole. The workshop concluded with rotating stations where attendees could investigate and provide feedback on adaptation strategies for each management area.

As part of the rotating stations, attendees used feedback forms to indicate whether they were residents or business owners in each specific area and if they approved or disapproved of each adaptation strategy for each management area. Lastly, attendees were encouraged to provide comments and/or present new alternative strategies not yet identified.



In general, most attendees favored Maintain and Nature-Based themed adaptation strategies while Adaptive Realignment strategies like buyouts and elevating structures were less favorable. The Mill Pond Management area had the most participant feedback and attendees gave mostly approval ratings for all strategies developed for Mill Pond.

Appendix C contains the feedback summary results and scanned copies of all feedback forms for each management area.

Following the workshop, feedback and/or suggestions for alternative adaptation strategies were incorporated into the final version of the adaptation strategy tables, thematic maps, and Dynamic Adaptation Pathway diagrams.

The materials used for the Community Workshop including the thematic maps, Dynamic Adaptation Pathway diagrams, and feedback forms were uploaded to ResilientWoodsHole’s website: [Community Workshop #2 Materials](#). This gave and will continue to give stakeholders who could not attend the workshop the opportunity to provide comments and feedback on the various adaptation strategies.

## 6.0 ADDITIONAL CONSIDERATIONS

During the adaptation pathways planning process, stakeholders stated various concerns about climate-related hazards and impacts that were outside the scope of this assessment. Although these potential impacts could not be formally analyzed in the current assessment, the project team felt these concerns – which revolved around utilities – were important to include in this planning document since they have a direct link to the daily livability and resilience of Woods Hole over the long-term.

### 6.1 WASTEWATER

There are two types of systems for dealing with wastewater present in Woods Hole – sewer and septic. Both are potentially impacted by climate change and present a risk to Woods Hole.

In general, Woods Hole’s already low-lying residential areas and Village commercial/ institutional properties are connected to the sewer system. This system includes municipal lift stations at Park Road, Water Street, and a private pump station at the Coast Guard station. All sewage is conveyed through this system to the force main that runs along the bike path from Woods Hole towards the Palmer Avenue lift station. Climate related concern for the long-term viability of this system include storm surge vulnerabilities of the lift stations in Woods Hole as well as system infiltration (from rising groundwater tables, increased precipitation-based flooding and increased coastal storm surge) through defects in pipes, unsealed manholes or illegal connections. Through a MVP Action Grant, Town of Falmouth is concurrently investigating options for adapting lift stations to current and future coastal storm surge via floodproofing or elevation, and considering alternatives for converting the low-lying residential area around Mill Pond (that relies on the Park Road lift station) to a low pressure system with grinder pumps (which has other resiliency concerns due to reliance on electricity for operation). It is recommended that additional system



analysis consider long-term sea level rise and its impact on groundwater elevation, sewer system infiltration, and general neighborhood viability as plans and investments are made in system adaptation. Over the long-term, sea level rise may render some of the lowest lying residential areas in Woods Hole uninhabitable, depending on pathways ultimately selected for these areas. If this occurs, then the sewer system in these areas would likely be abandoned and further upgrade unnecessary.

Upland residential areas outside the Village and low-lying Mill Pond areas (including Gansett Point, Penzance Point, most of Juniper Point, Nobska Point, and the Fay Road area) rely on individual septic systems. These systems have a variety of impacts on the coastal environment and their function can be impaired by rising groundwater levels. Some low-lying homes not already part of the sewer system may be impacted by rising groundwater levels and possibly even saltwater infiltration. Future options may include connection to the sewer system (though the Town is presently limited by capacity and discharge permits) or conversion to tight tanks. Further analysis of the potential for sea level rise to alter groundwater levels and impact these systems will be helpful for long-term planning. Septic systems in the elevated portions of Woods Hole not at risk to coastal inundation or groundwater rise may not need to convert for resiliency reasons, but the Town's ongoing work with respect to water quality may eventually necessitate conversion to alternative septic systems or connection to an expanded sewer system.

## 6.2 STORMWATER

Stormwater drainage infrastructure exists throughout much of the Woods Hole area, especially in the more densely developed Village area. For upland components of this drainage infrastructure (generally composed of catch basins, pipes and leaching pits), the primary climate related impact will be increased loading from larger precipitation events (heavy rainfall). If the leaching pits also intersect with areas of rising groundwater levels, drainage capacity may be further impacted and some roads/properties may flood with stormwater.

For those stormwater components near the coast connecting to outfalls on Eel Pond, Great Harbor or Little Harbor, storm surge and sea level rise may further impact drainage capacity. If water levels associated with coastal storms or tidal conditions create tailwater conditions at these outfalls with sufficient hydraulic head, there may be stormwater backups in these more developed areas of the Village as well.

Further assessment of projected future precipitation, and its interaction with the stormwater system and (where relevant) coastal water levels will help Woods Hole plan for this climate impact.

## 6.3 DRINKING WATER

The Town of Falmouth supplies drinking water to all developed properties in Woods Hole. Water supply comes from upland reservoirs and wells, which have not been projected to be exposed to coastal inundation or saltwater intrusion. The distribution system of water mains and private connection lines is, however, potentially vulnerable to seepage and corrosion from exposure to



increasing salinity and rising groundwater levels in the low-lying coastal areas. Further investigation of rising groundwater tables and saltwater intrusion will inform planning and adaptation in this regard.

#### **6.4 NATURAL GAS**

While heating fuels such as oil and propane are locally delivered and the storage tanks can generally be integrated into building level flood protection strategies, natural gas is distributed by a private utility through a system of pipelines (which are generally underground at the local scale). National Grid was not engaged in this project but should be consulted regarding future resiliency work in Woods Hole. Natural gas lines buried underground in low-lying areas of Woods Hole may be subject to more frequent exposure to inundation, including salt water, as groundwater tables rise. As with other underground infrastructure discussed above, further investigation of rising groundwater tables and saltwater exposure will be helpful for planning and adaptation.

#### **6.5 ELECTRICITY**

Electricity is also distributed by a private utility. Eversource was not engaged in this project but should be consulted regarding future resiliency work in Woods Hole. The system for electrical distribution in Woods Hole primarily consists of overhead power lines. The project team was not aware of any substations in the potentially vulnerable coastal portions of Woods Hole, so the primary known hazard that frequently affects power supply is wind and subsequent tree damage. Downed trees and power outages often coincide with coastal storms (which are projected to increase in frequency and intensity with climate change), but can also occur under other high wind conditions in this region. The project team was made aware of ongoing discussions between Eversource, WHOI and MBL regarding improving power reliability and recovery times for Woods Hole. As this work evolves, short term reliability gains may be realized by enhanced tree trimming, but the community can also investigate the potential for generators, renewables and/or microgrids to bolster resilience.

### **7.0 NEXT STEPS FOR ADAPTATION PATHWAYS**

Given the size, complexity, and number of different types of assets to consider in an adaptation pathways planning project for a neighborhood, the project team concluded that even after significant outreach and engagement via public survey, stakeholder interviews and two public workshops, the project and all the potential adaptation actions/phasing/pathways require additional evaluation, and community vetting/discussion. The community and steering committee acknowledged this work is the beginning of a long process of engagement and discussion, overlaid by an adaptive management approach whereby adaptation approaches can and should respond to changing conditions. It was deemed premature to select a preferred adaptation pathway for any management area or group of assets.



### 7.1 ADDITIONAL EVALUATION

Through this project, a range of potential adaptation actions have been developed for assets (buildings, roadways, open space and natural resources, etc.) throughout the Woods Hole study area. Potential adaptation actions in this project have been evaluated for their flood performance (1% annual chance storm, lower-level storms, tidal conditions) over time, which is a benefit documented by the timelines in the pathways tables (Tables 4-12), maps and diagrams (Appendix B).

Besides flood protection, adaptations may also have co-benefits as well as drawbacks. All potential adaptation actions will have an economic cost, which could be the responsibility of the Town or private interests, depending on the asset. To support future decision making and eventual selection of a preferred adaptation pathway, the community will need to understand all these factors in more detail.

As the project team and steering committee considers this work to be a living document, a crucial next step to facilitate community discussion and comparison of alternatives for like assets will be to develop a full matrix of benefits, drawbacks and costs for each adaptation action and potential pathway. The ResilientWoodsHole project team plans to meet regularly with representatives from each of the management areas to discuss and vet alternatives based on this information.

Table 13 and Figure 24 show examples of these evaluation tools.

**Table 13. Example Adaptation Action Evaluation Matrix for Spencer Baird Management Area.**

Potential Actions	Theme	Estimated Cost	Target Effects	Drawbacks
Coordinate deployable flood protection strategies for low lying homes and identify location for communal storage		+	Maintains access and connectivity without altering local configuration	Not a solution for larger storms or daily flooding conditions; possible redirection of floodwaters; requires storage and coordination/timing for deployment
Wet floodproof low lying homes. No longer effective if 1st floor impacted by flooding (Threshold is ~18" above grade)		+	Reduces impacts/costs of storm damage without altering local configuration	Does not address large storm surge unless paired with elevation; may require post-storm pumpout
Beach nourishment and dune enhancement at Stoney Beach. Tie into existing neighborhood high spots of ~10 ft NAVD88.		++	Preserves and enhances ecosystem services and access to beach; provides protection for moderate storms and tidal flooding	Effectiveness limited by elevation of existing adjacent land; future ongoing maintenance
Elevate low lying corridor (parcels and roads) along Gosnold Rd, Spencer Baird Rd and Albatross to ~12 ft NAVD88, and rebuild homes with increased elevation		+++++	Protects structures and roadways from flooding in the short- to mid-term; Maintains neighborhood access and connectivity	Expensive, impactful, logistically difficult; fill in areas subject to coastal storm flowage is discouraged by regulatory agencies
Elevate existing Buzzards Bay seawalls to ~10 ft NAVD88 tying into existing neighborhood high spots.		+++	Protection from smaller storms and daily flooding	Impacts coastal processes, may interrupt ocean views, may require maintenance in high energy settings
Elevate low lying homes no more than 10 ft above ground level.		++	Reduces or eliminates flood risk to homes during storms	Alters community character; future tidal flooding may still impact usability
Relocate low lying homes out of tidal inundation zone, repurpose land for flood storage and resilient open space		++++	Removes vulnerable assets from high-risk area; creates beneficial new use	Loss of residential neighborhood



	Path Actions		Relative Costs	Target Effects	Drawbacks
1.		Long-term use of deployable barriers with shift to open space	++++	Maintains access and connectivity without altering local configuration; long term removal of assets for beneficial new use	Requires storage and coordination for deployment and long-term loss of residential neighborhood.
2.		Beach/Dune Enhancement	++	Preserves and enhances ecosystem services and access to beach; provides protection for moderate storms and tidal flooding.	Effectiveness limited by elevation of existing adjacent land; future ongoing maintenance
3.		Beach/Dune Enhancement with elevate seawall	++++	Short term focus on enhancing ecosystem services with transition to protecting from smaller storms and daily flooding through seawall use.	Limited effectiveness and impacts to coastal processes; future on-going maintenance
4.		Preferred Path	+++	Maintains access and connectivity with ecosystem services enhancement, long-term shift to removal of assets for beneficial new use	Short-term risks of redirection of floodwaters with on-going future maintenance and long-term loss of residential neighborhood.
5.		Alternate Path	+++++	Maintains access/connectivity with no land alteration with ecosystem services enhancement, long-term shift to roadway and home flood protection for maintained access and connectivity	Use of temporary solutions with potential for flow redirection, reduced storm protection and expensive, impactful land construction.
6.		Elevate Land and Structures	+++	Protects structures and roadways from flooding in the short- to mid-term; maintains neighborhood access and connectivity	Expensive, impactful, logistically difficult, fill in areas subject to coastal storm flowage is discouraged by regulatory agencies
7.		Relocate low lying homes and create open space	+++	Removes vulnerable assets from high-risk areas; creates beneficial new use	Loss of residential neighborhoods

Figure 24. Example Pathways Scorecard for Spencer Baird Management Area

## 7.2 PHASING AND IMPLEMENTATION PLAN

Based on the additional evaluation and community conversations, a recommended phased approach will be developed for each group of assets in the management areas. This combination of actions aims to address resiliency concerns as well as community preferences over time, balancing benefits, impacts and cost. As stated before, dynamic adaptation pathways planning is designed to be an adaptive management approach to resilience. Therefore, even if a phasing and implementation plan (with preferred pathway) is selected, there may be alternates or adjustments to the strategy over time based on evolving conditions and changing community goals.

A recommended phased approach will not imply approval of or commitment to implement these actions by the Town or private entities, but rather an outline for achieving a stated vision of resilience over time in Woods Hole. Based on the mix of public and private actions required for this area, funding mechanisms will need to be explored. Preliminarily, these could include grants, bonds, municipal capital expenditures, institutional capital expenditures, private investment, public-private partnerships, and perhaps the creation of tax increment financing zone for coastal resilience.

This study is intended to provide Woods Hole with a series of alternatives to consider. It should also be noted that although estimated time frames for action are presented here, these are based on the future water levels projected under a high sea level rise scenario. While the sea level rise model used in this study is highly vetted and considered the state standard for sea level rise planning in Massachusetts, it does represent a high, and therefore rather conservative, sea level rise scenario. The project team acknowledges that sea level rise may proceed slower (or faster) in the future. For this reason, multiple timeframes (based on the RCP 4.5 and RCP 8.5 emissions projections) are presented in the pathways diagrams, in addition to thresholds based on the



actual change in sea level rise that would trigger various actions. Through future monitoring of water level changes, timelines can be adjusted accordingly.

Figure 25 shows an example of a phased implementation plan.

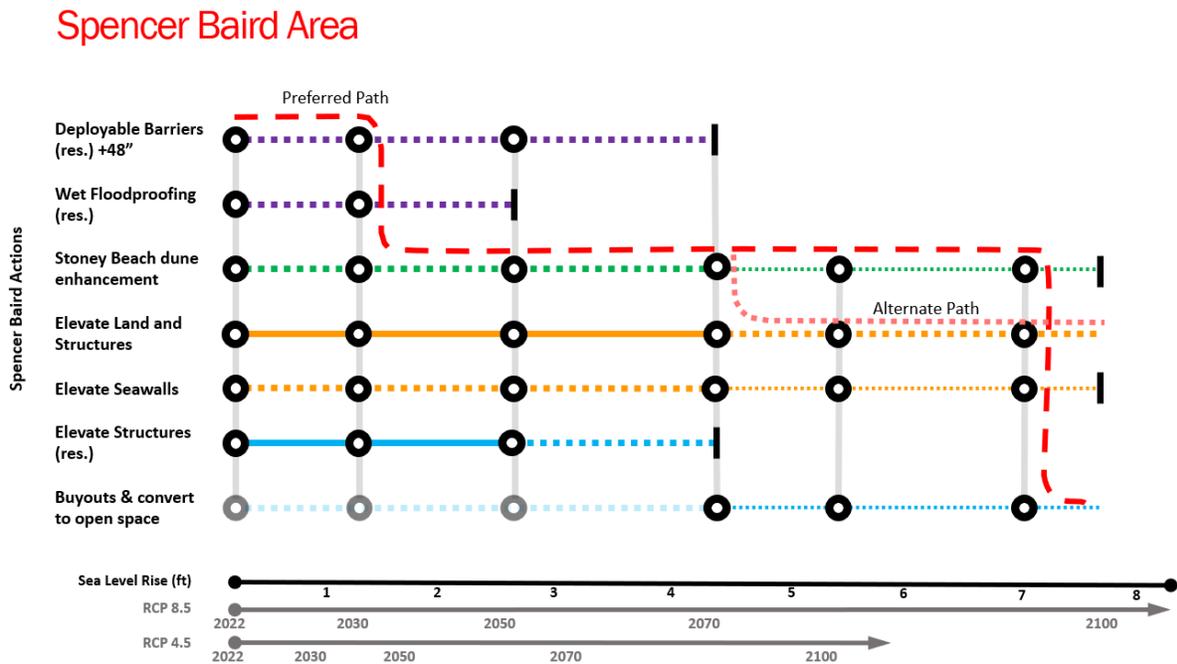


Figure 25. Example Phased Implementation Plan for Spencer Baird Management Area

### 8.0 NEXT STEPS FOR RESILIENTWOODSHOLE

The FY22 CZM Coastal Resilience Grant provided significant momentum to the ResilientWoodsHole initiative. In addition to the advancement of technical work and stakeholder outreach outlined in this report, ResilientWoodsHole made notable progress on partnerships with the Town and local community. Going forward, ResilientWoodsHole will continue to mature these partnerships as well as further advance the development of adaptation projects and community conversations.

WHOI, MBL and NOAA are developing a communications and engagement strategy to raise the profile of this initiative, both locally and more widely, and ensure the project’s momentum and continuity. ResilientWoodsHole will build on its existing website and explore a variety of additional platforms (including local festivals, WHOI/MBL/NOAA visitor centers, social media, news outlets, public radio, academic journals, professional conferences) to reach and engage these audiences.

Project partners are recommending proactive initiatives for ResilientWoodsHole Phase 4. ResilientWoodsHole should next act on short-, mid- and long-term adaptation strategies



developed in this (Phase 3) and prior phases of the project. The work ahead would address physical assets, natural resources and community engagement. Specifically, these next steps would include:

- Design, procure and deploy flood protection systems for critical high risk publicly accessible WHOI, MBL, and NOAA facilities. These no-regrets implementations could also serve as adaptation demonstration projects for the local community and other blue economy waterfronts;
- Conduct a feasibility and alternatives assessment for using nature-based solutions to address significant flood pathways affecting the Woods Hole community; and
- Continue and expand conversations with the Woods Hole business and residential community on vulnerability and adaptation by:
  - organizing regular meetings with representatives from each of the coastal management areas identified in the Phase 3 process to continue locally vetting adaptation options and implementation plans;
  - utilizing social media to reach additional stakeholders, including underserved and diverse communities;
  - creating a series of podcasts about climate vulnerabilities, resiliency efforts and opportunities in Woods Hole; and
  - producing an accessible Woods Hole Climate Walking Tour for all visitor types to physically connect with the issues facing Woods Hole.

Finally, in the context of further exploring alternatives for addressing Woods Hole’s major flood pathways and sustaining community collaboration, ResilientWoodsHole should also consider further investigation of potential flood mitigation strategies for the Mill Pond Wetland Complex (some adaptation alternatives under consideration were included in the pathways for Mill Pond, Sections 4.2.2 and 5.2.2). This low-lying area is vulnerable to flooding from precipitation and coastal storms – affecting homes, roadways, MBL and St. Joseph’s Church facilities, a sewer lift station and the community park. Coastal flooding in this area can come both from Buzzards Bay and from Eel Pond (overtopping Millfield Street) and can be impounded by a number of engineered structures in the area, including a seawall at Gardiner Road and multiple culverts under Gardiner Road and Millfield Street. Investigation of the potential to improve tidal flushing (and restore/improve salt marsh habitat), enhance floodwater drainage, and even reduce flooding from storm surge and wave overtopping may leverage historical hydraulic studies of the area with new information and link to more recent climate projections (used in the ResilientWoodsHole project). ResilientWoodsHole’s multi-stakeholder approach provides a unique opportunity to advance conversations and study on this complex and significant flood pathway.



## 9.0 REFERENCES

- DeConto, R.M. and R.E. Kopp. 2017. Massachusetts Sea Level Assessment and Projections. Technical Memorandum.
- Falmouth Coastal Resiliency Action Committee. 2021. Coastal Resiliency Action Committee Final Report. <https://www.falmouthma.gov/1263/Coastal-Resiliency-Action-Committee-Final-Report>.
- MassDOT. 2019 (in publication). Massachusetts Coast Flood Risk Model.
- Woods Hole Group. 2020a. Woods Hole Village Climate Change Vulnerability Assessment and Adaptation Plan. <https://resilientwoodshole.org/wp-content/uploads/sites/44/2022/01/RWH-Phase-1-Report-WoodsHoleVillageCCVA.pdf>.
- Woods Hole Group. 2020b. Falmouth Climate Change Vulnerability Assessment and Adaptation Plan. <https://www.falmouthma.gov/1053/Falmouth-Climate-ChangeVulnerability-Assessment>.
- Woods Hole Group. 2020c. Coastal Resilience Planning for the Surf Drive Area. <https://www.falmouthma.gov/1052/Coastal-Resilience-Planning-Surf-Drive-Area>.
- Woods Hole Group. 2022. ResilientWoodsHole Phase 2 Report. [https://resilientwoodshole.org/wp-content/uploads/sites/44/2022/02/ResilientWoodsHole\\_Phase2Report.pdf](https://resilientwoodshole.org/wp-content/uploads/sites/44/2022/02/ResilientWoodsHole_Phase2Report.pdf).

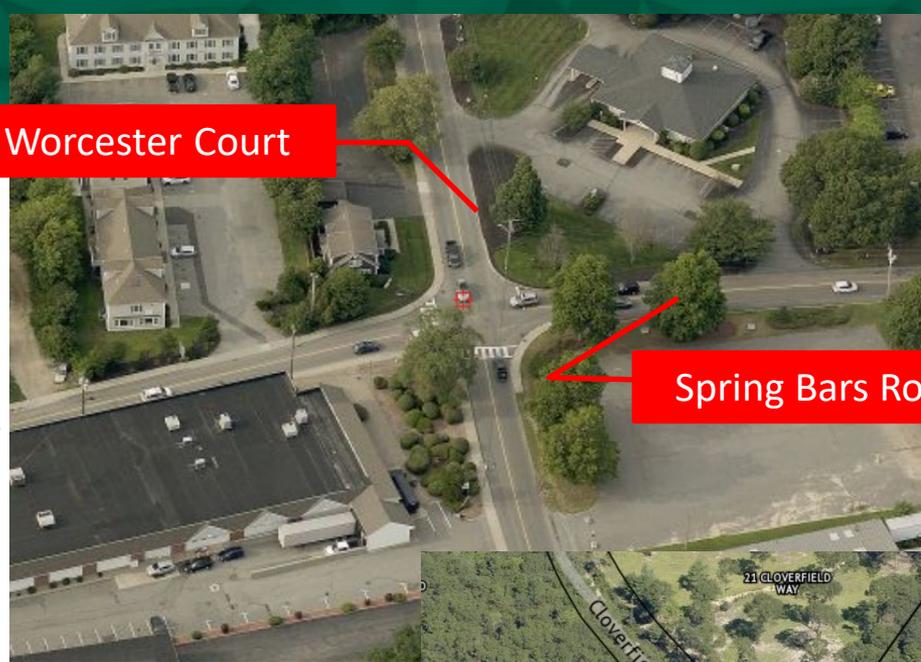
## **BUSINESS**

2. Update on traffic improvements at the Route 151, Sam Turner, Boxberry Hill and Cloverfield intersection, and Worcester Court and Spring Bars Road intersection – James McLoughlin – DPW/Engineering (15 minutes)

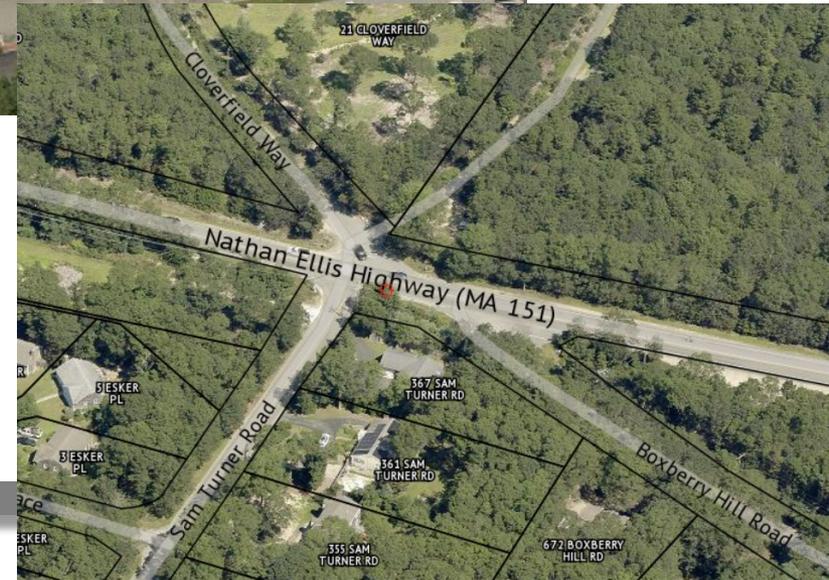
## Current GPI Projects

- Worcester Court at Spring Bars Road  
Flashing Beacon
- Route 151 at Sam Turner Road/Boxberry Hill Road/Cloverfield Way  
Roadway and Traffic Signal Upgrades

Worcester Court



Spring Bars Road



## Falmouth, MA - Route 28 Corridor Project

Presented to: Falmouth Select Board

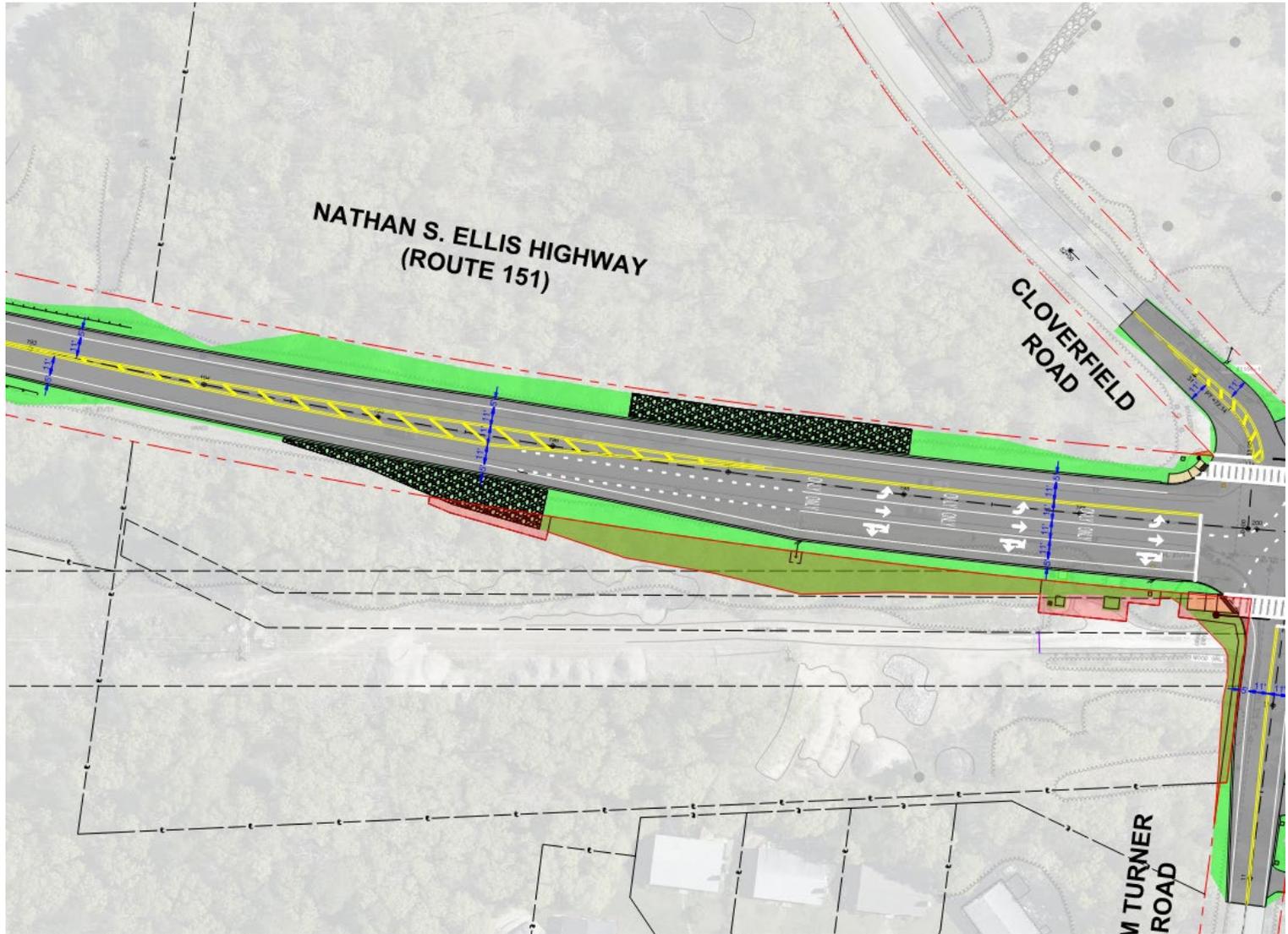
Date: October 3, 2022



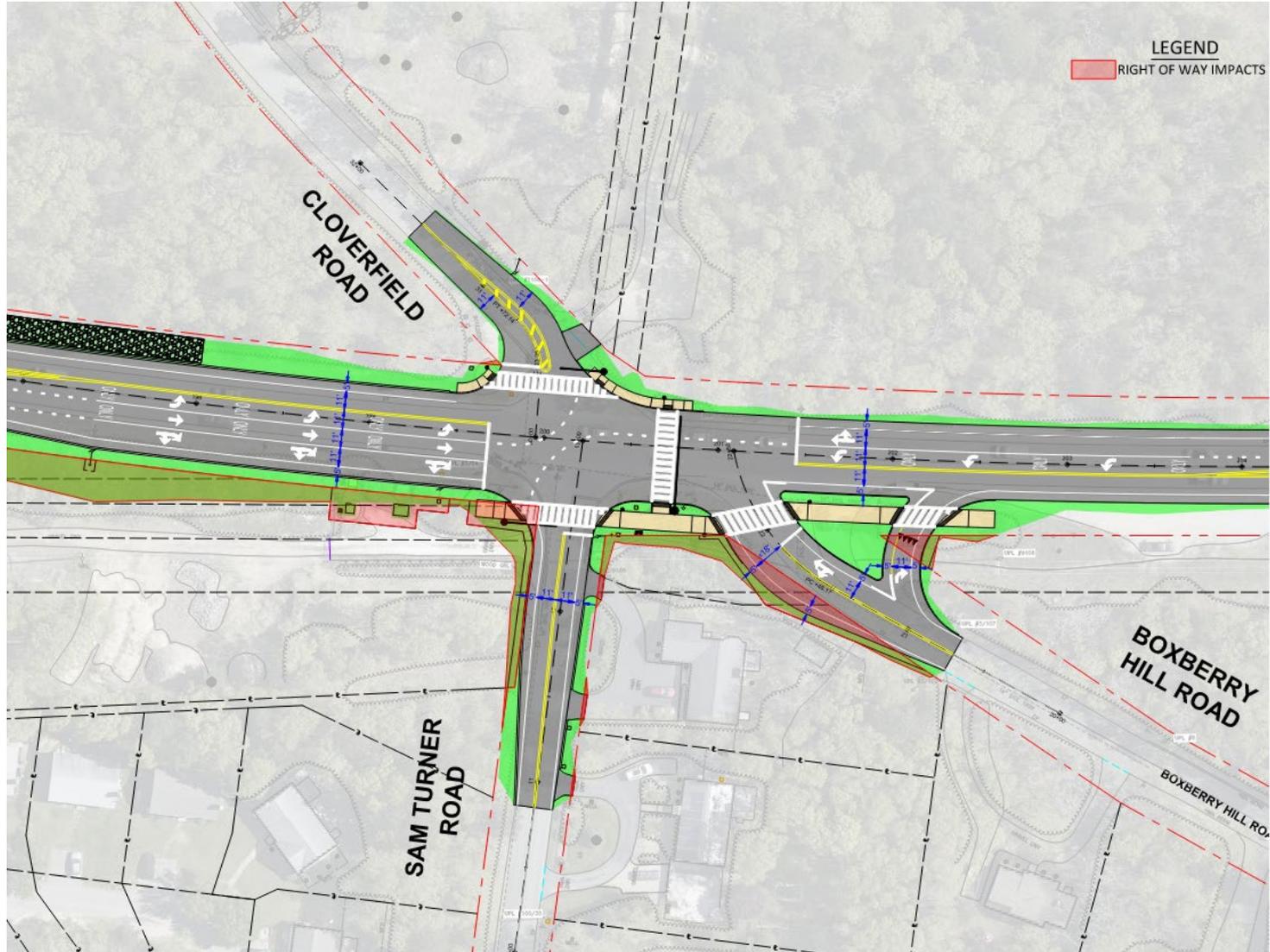
Engineering | Design | Planning | Construction Management



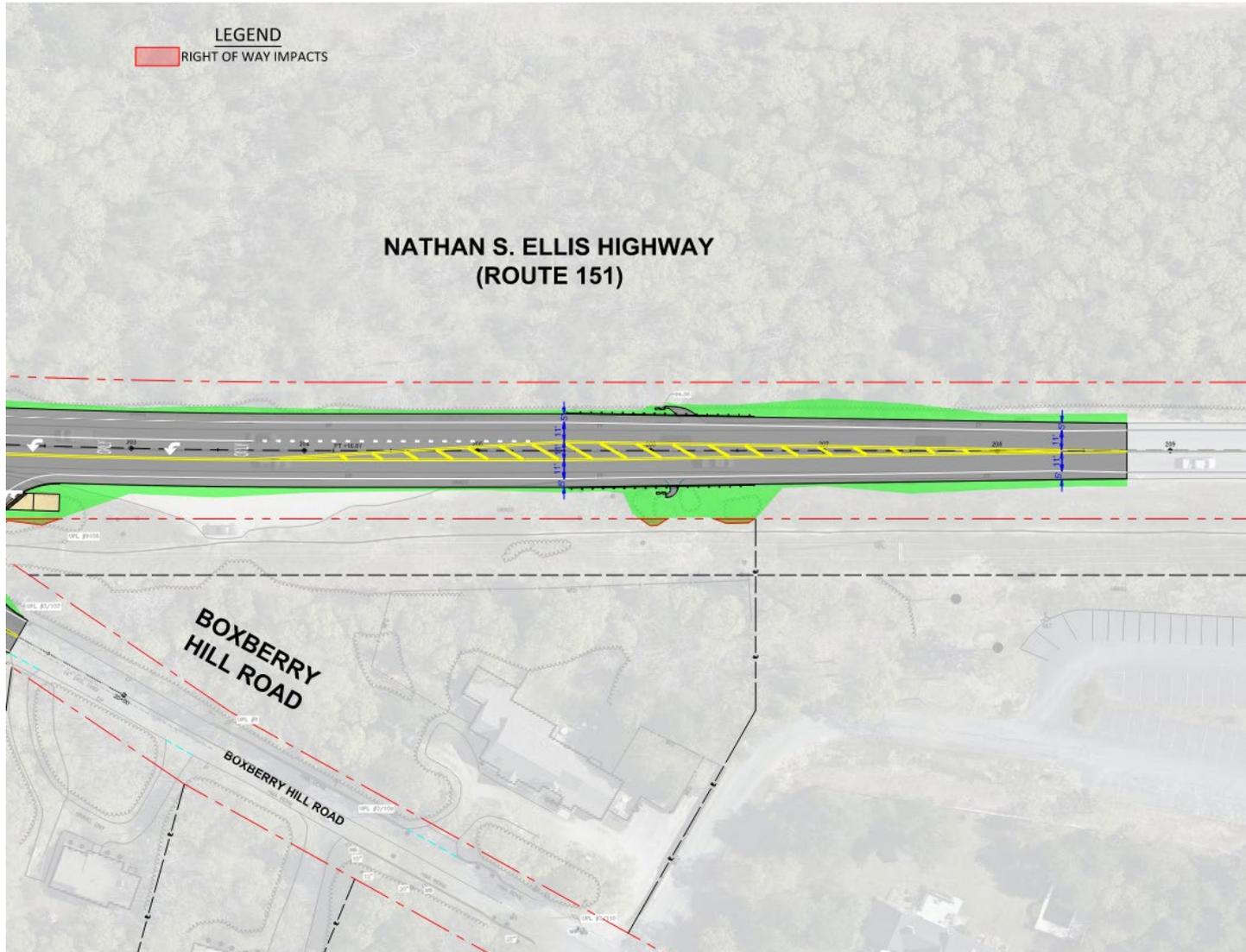
# Rte 151 at Sam Turner



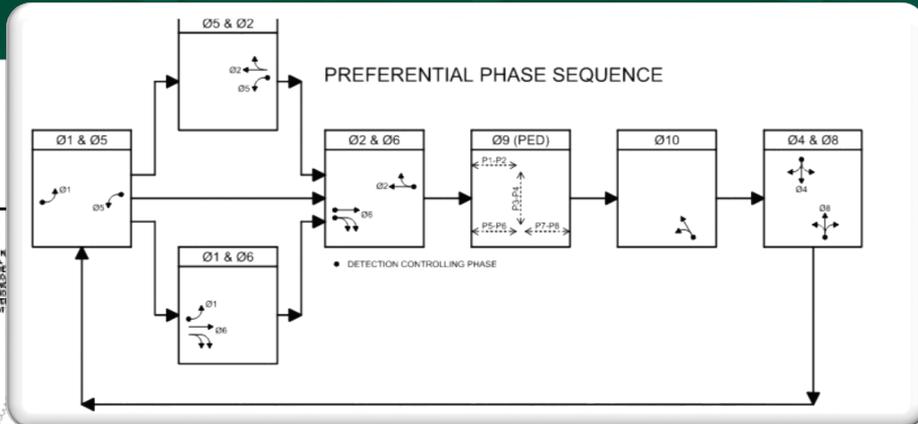
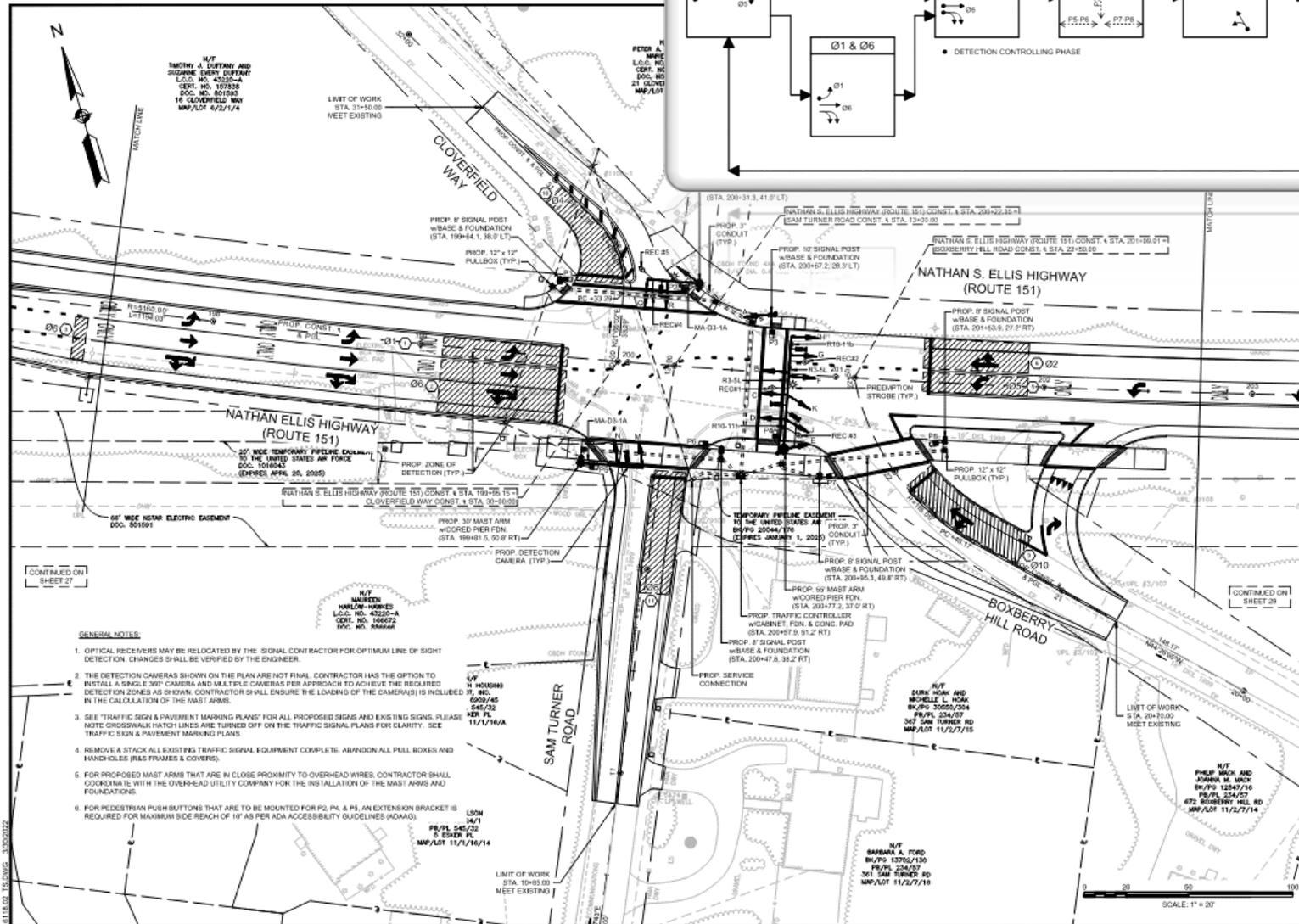
# Rte 151 at Sam Turner



# Rte 151 at Sam Turner



# Rte 151 at Sam Turner



- GENERAL NOTES:**
- OPTICAL RECEIVERS MAY BE RELOCATED BY THE SIGNAL CONTRACTOR FOR OPTIMUM LINE OF SIGHT DETECTION. CHANGES SHALL BE VERIFIED BY THE ENGINEER.
  - THE DETECTION CAMERAS SHOWN ON THE PLAN ARE NOT FINAL. CONTRACTOR HAS THE OPTION TO INSTALL A SINGLE 360° CAMERA AND MULTIPLE CAMERAS PER APPROACH TO ACHIEVE THE REQUIRED DETECTION ZONES AS SHOWN. CONTRACTOR SHALL ENSURE THE LOADING OF THE CAMERAS IS INCLUDED IN THE CALCULATION OF THE MAST ARMS.
  - SEE "TRAFFIC SIGN & PAVEMENT MARKING PLANS" FOR ALL PROPOSED SIGNS AND EXISTING SIGNS. PLEASE NOTE CROSSWALK HATCH LINES ARE TURNED OFF ON THE TRAFFIC SIGNAL PLANS FOR CLARITY. SEE TRAFFIC SIGN & PAVEMENT MARKING PLANS.
  - REMOVE & STACK ALL EXISTING TRAFFIC SIGNAL EQUIPMENT COMPLETE. ABANDON ALL PULL BOXES AND HANDHOLES (P/B FRAMES & COVERS).
  - FOR PROPOSED MAST ARMS THAT ARE IN CLOSE PROXIMITY TO OVERHEAD WIRES, CONTRACTOR SHALL COORDINATE WITH THE OVERHEAD UTILITY COMPANY FOR THE INSTALLATION OF THE MAST ARMS AND FOUNDATIONS.
  - FOR RED/STRAIN PUSH BUTTONS THAT ARE TO BE MOUNTED FOR P.C. P.L. & R.S. AN EXTENSION BRACKET IS REQUIRED FOR MAXIMUM SIDE REACH OF 10' AS PER ADA ACCESSIBILITY GUIDELINES (ADAAG).



## **BUSINESS**

### 3. Town Manager Hiring Process (10 minutes)

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

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**TO:** FALMOUTH SELECT BOARD  
**FROM:** MAURA O'KEEFE, TOWN COUNSEL   
**SUBJECT:** TOWN MANAGER CONSULTANT  
**DATE:** SEPTEMBER 30, 2022

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Select Board Members:

The choice of process under the Procurement Act is guided by the estimated cost of the contract. M.G.L. c. 30B. Where it is reasonably estimated that the cost to hire a consultant to assist with the hiring of a Town Manager is between \$8,000 and \$14,000, the Town is required to use the solicitation of quotes pursuant to M.G.L. c. 30B § 4, but may elect to utilize a process with sealed bids pursuant to M.G.L. c. 30B § 4(a) instead.

If quotes are used, the contract will be awarded to the responsible person who offers the quality of the service that are needed at the lowest price. M.G.L. c. 30B § 4. If sealed bids are used, the contract must be awarded to the person who meets all of the stated requirements at the lowest bid. M.G.L. c. 30B § 5.

This office has confirmed that requests for proposals are not available for this particular contract. See M.G.L. c. 30B §§ 4(a) and 6.

## Procurement of Services

### Under \$10,000

- Sound business practices
- No notice requirements
- Contract to be awarded to the responsible person offering the best price

### Between \$10,000 and \$50,000

- Solicitation of at least three quotes
- Based upon a written scope of work
- No notice requirements
- Contract awarded to the responsible person offering the desired quality of service at the lowest price
- Sealed bids
- IFB must contain scope of service, evaluation criteria, contract terms and conditions, standard forms
- Notice must be posted at least two weeks before bids are due
- Contract is awarded to the bidder who meets all of the requirements and offers the lowest bid

### More than \$50,000

- Sealed bids or proposals
- Notice must be posted at least two weeks before bids are due, published in the newspaper and on COMMBUYS
- For bids, the contract is awarded to the bidder who meets all of the requirements and offers the lowest bid
- For proposals, the contract is awarded to the most advantageous proposal from a responsible proposer taking all criteria into consideration
- Note: The IG's Office takes the position that this process is not available for contracts valued at less than \$50,000

## **BUSINESS**

4. Vote Article Recommendations for November 2022 Annual Town Meeting (15 minutes)



## NOVEMBER 2022 ANNUAL TOWN MEETING

Select Board Announce Annual Town Meeting ..... Monday, July 25, 2022  
Close Warrant.....Friday, September 2, 2022  
Select Board Vote Articles & Execute Warrant ..... Monday, September 12, 2022  
Publish Articles Only ..... Friday, September 16, 2022  
Petition Article Presentations ..... Monday, September 26, 2022  
Select Board Vote Article Recommendations ..... Monday, October 3, 2022  
Publish Warrant with Recommendations ..... Friday, October 28, 2022  
Town Meeting .....Monday, November 14, 2022



## TOWN OF FALMOUTH

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

**TO:** Select Board  
**FROM:** Peter Johnson-Staub, Acting Town Manager  
**SUBJECT:** November Town Meeting Recommendations  
**DATE:** September 30, 2022

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There are five articles for which the Select Board will submit recommendations to Town Meeting in November.

Article 6 – Remove Fire Department from Civil Service:

The Select Board is familiar with the reasons for exiting Civil Service: It causes months of unnecessary bureaucratic delays in the hiring process and it limits the Town's ability to recruit and hire qualified local applicants. There are many examples of Massachusetts fire departments that operate successfully outside of Civil Service. The fire union has agreed to exit Civil Service as part of contract renewal bargaining which concluded last March. Exit from Civil Services requires approval of this article and subsequent approval of the Massachusetts legislature – AKA General Court. I recommend approval.

Article 11 – Repeal Plastic Water Bottle Ban:

The Select Board did not recommend approval of the petition article that was approved by Town Meeting September of 2020 due to concerns about the impact on local businesses and enforcement questions. The Health Department notified businesses that were potentially impacted by the ban in advance of the effective date. Health Agent Scott McGann reports that the rate of compliance has been high and enforcement has not presented a significant workload for the Health Department. We have heard from residents opposed to the ban and from residents who support the ban. Given limited impact on municipal operations, I defer to the Board to assess the tradeoffs of the environmental benefits versus consumer convenience.

Article 12 – Repeal Plastic Water Bottle Ban:

The petitioner for Article 11 indicated that the petitioner for Article 12 would "withdraw" Article 12. Neither this office nor the Town Clerk has verified Dana Nielsen's intention to indefinitely postpone this article. Nevertheless, the articles are redundant and there is no reason to debate and vote the same issue twice. I recommend Indefinite Postponement of this article regardless of the Board's position on Article 11.

Article 13 – Adopt Bylaw for Disposal of Surplus Firearms:

The weapons covered by this bylaw apply only to the rifles recently purchased by the Police Department which are expected to last 15 years or more. The bylaw would not apply to the shotguns the Police Department seeks to replace this year nor to the side arms (i.e. hand guns) that Police Officers carry in their holsters. Approval of this article would result in foregone revenue. The Town received a trade-in credit of \$11,175 for the 21 rifles traded in to vendor this year. I defer to the Board to weigh the financial impact of the article against the safety argument put forth by the advocates for this petition.

Article 14 – Adopt bylaw regulating single-use black plastic containers:

The Town has previously adopted bans on single-use plastic bags and single-use “Styrofoam” containers. Scott McGann reports that most businesses are complying with these regulations though there have been exceptions which have been addressed by the Health Department. The Board may want to consider recommending indefinite postponement to allow the article sponsors and the Board of Health time to engage business owners in a dialog about the implications and costs that this bylaw would present for small businesses.

//SB Article Recommendations

**WARRANT FOR THE NOVEMBER ANNUAL TOWN MEETING  
MONDAY, NOVEMBER 14, 2022 AT 7:00 p.m.  
For action on articles in the Warrant  
COMMONWEALTH OF MASSACHUSETTS**

Barnstable, SS To either of the constables of the Town of Falmouth, in said county:  
In the name of the Commonwealth of Massachusetts you are directed to notify and summon the inhabitants of the Town of Falmouth qualified to vote in Town Affairs to meet at the Memorial Auditorium, Lawrence School, 113 Lakeview Avenue, Falmouth; Monday, November 14, 2022 at 7:00 p.m. for the purpose of acting on the articles contained in the following warrant:

**ARTICLE 1:** To choose all other necessary Town Officers for the year in accordance with nominations to be offered at Town Meeting.

**ARTICLE 2:** To Hear Reports of Committees and Town Officers and act thereon.

**ARTICLE 3:** To see if the Town will vote to amend the Zoning Bylaw to renumber, recaption, and recodify, and to make clerical and substantive revisions to the Zoning Bylaw by (a) reorganizing the layout of the Bylaw and adding tables; (b) assigning new article numbers; (c) renumbering sections of the Bylaw accordingly; (d) updating internal references to reflect the new numbering system; (e) updating the existing text to conform with State statutes and regulations; (f) adding new text to provide clarity, specificity, and structure; (g) correcting typographical errors; (h) eliminating outdated references and terms; and (i) adding recent Town Meeting approved bylaw language where necessary all as set forth in the document entitled "Town of Falmouth Massachusetts Zoning Bylaw, Town Code Chapter 240 Articles 1 – 14, November 2022", on file with the Town Clerk. On behalf of the Planning Board. Or do or take any other action on the matter.

**ARTICLE 4:** To see if the Town will vote to appropriate a sum of money for the purpose of funding Capital Improvements, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 5:** To see if the Town will vote to appropriate a sum of money for the purpose of funding Non-Capital projects, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 6:** To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for a special act to remove all personnel of the Falmouth Fire Department, including the Fire Chief, from the provisions of Massachusetts General Laws, Ch. 31, s. 1 et seq., the Civil Service Law, or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 7:** To see if the Town will vote to raise and appropriate a sum of money to supplement the FY 2023 budget approved by Article 5 of the April 4, 2022 Annual Town Meeting. Or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 8:** To see if the Town will vote to appropriate a sum of money from Free Cash to supplement the Reserve Fund of the FY 2023 budget approved by Article 5 of the April 4, 2022 Annual Town Meeting, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 9:** To see if the Town will vote to appropriate a sum of money from Free Cash to supplement the FY 2023 budget approved by Article 5 of the April 4, 2022 Annual Town Meeting, to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter. On request of the Select Board.

**ARTICLE 10:** To see if the Town will vote to appropriate \$7,300, or any other sum, for matching the Mass Cultural Council allocation, or act on anything relative thereto. On petition of Alice Kociemba (Alice Youmans).

**ARTICLE 11:** To see if the town will vote to repeal Chapter 191 Article V Sections 191-41 through and including 191-44 of the code of Falmouth prohibiting the Sale of Single-Use Plastic Water Bottles, which bylaw was previously adopted by vote of the Town on Article 33 of the September 14, 2020 Annual Town Meeting. Or do or take any other action on the matter. On petition of Robert P. Volosevich, Jr.

**ARTICLE 12:** To see if the Town will vote to amend the Town of Falmouth By-Laws Chapter 191, section 41 – Sale of single use plastic water bottles, by striking it in its entirety. On petition of Dana C. Nielsen.

**ARTICLE 13:** To see if the Town will vote to adopt a bylaw to be added to Ch. 115 of the Code of Falmouth, requiring the disposal of certain surplus firearms as follows:

#### § C115, Disposal of Surplus Firearms

##### § 115-01. Purpose

The purpose and intent of this bylaw is to take action to prevent injury to the people of Falmouth and beyond by preventing assault weapons owned by the Town from reentering the stream of commerce. This bylaw acknowledges that assault weapons and other high-capacity firearms that are banned under the general laws of the Commonwealth are capable of causing great harm and destruction in the wrong hands. Firearms are also highly regulated, unique commodities. As such, this bylaw is meant to be interpreted in harmony with the important protections of the Procurement Act while recognizing the exceptional nature of assault weapons in the marketplace and in society.

##### § 115-02. Definitions

Assault weapon: any prohibited firearm or weapon under the Massachusetts Assault Weapons Ban at M.G.L. c. 140 §§ 128 and 131M, as amended, or similarly restricted firearms, including but not limited to machine guns.

##### § 115-03. Disposal of Surplus Firearms

Notwithstanding the provisions of M.G.L. c. 30B, any assault weapons as defined by this bylaw, irrespective of their value, that are deemed surplus by the Chief of Police shall be destroyed in a safe and appropriate manner. On petition of Nan Logan.

#### **ARTICLE 14:**

##### PURPOSE AND INTENT.

The recycling of black plastic containers presents a problem to the recycling stream due to the inability of the optical scanning and other equipment in use at the commercial Materials Recovery Facilities operating in the Commonwealth of Massachusetts to discriminate black plastic.

With the goal of promoting the effectiveness of the recycling initiative and given that inexpensive alternatives to black plastic are available, the Town will phase out the use of black plastic containers over a period of six (6) months from the effective date of this Bylaw in order to allow time for establishments to use their existing inventory and to convert to alternative methods.

#### **§191-32**

##### **Definitions.**

##### PLASTIC CONTAINERS

Single-use disposable products for serving or transporting food or beverages, including, without limitation, take-out foods and/or leftovers from partially consumed meals prepared by a restaurant and/or retail food

establishment. This includes, but is not limited to plates, cups, bowls, trays, and hinged or lidded containers.

#### FOOD ESTABLISHMENTS

Any operations, including, without limitation, restaurants, convenience stores, grocery stores, delicatessens, food trucks, schools, farmers' markets and other public venues that store, prepare, package, serve, vend or otherwise provide food for human consumption. Any establishment requiring a permit to operate in accordance with the State Food Code, 105 CMR 590.000 et seq., shall be considered food establishments for the purposes of this Bylaw.

#### RETAIL ESTABLISHMENTS

Any commercial business facility that sells goods directly to consumers, including, but not limited to, grocery stores, pharmacies, liquor stores, convenience stores, retail stores and vendors selling food, theaters and all other food services establishments.

#### **§ 191-33**

##### **Use regulations.**

Plastic food containers provided by Falmouth food and retail establishments for the purpose of takeout must be colorless or of a color that can be recognized and correctly sorted by the optical scanning equipment and other equipment in use at the commercial Materials Recovery Facilities operating in the Commonwealth of Massachusetts shall not be used or sold by food establishments and/or retail establishments within the Town of Falmouth on or after a period of six (6) months from the effective date of this Bylaw. Any stock remaining after six (6) months from the effective date of this Bylaw shall be accepted for disposal free of charge at the Falmouth Solid Waste Management Facility.

This Bylaw shall not apply to:

A.

Items in original manufacturer's packaged outside of Falmouth.

#### **§ 191-34**

##### **Administration and enforcement.**

This Bylaw may be enforced by agent of the Board of Health through any lawful means in law or in equity, including, but not limited to, noncriminal disposition pursuant to MGL c.40, § 21D (NOTE: MA General Law), and the appropriate chapter of the General Bylaws of the Town of Falmouth. If noncriminal disposition is elected, then any establishment which violates any provision of this Bylaw shall be subject to the following penalties:

First offense: a warning

Second offense: one-hundred-dollar (\$100) fine.

Third offense: two-hundred-dollar (\$200) fine.

Offenses occurring within two years of the date of prior reported offense will be considered as subsequent offenses. Each day or portion thereof shall constitute a separate offense.

The Board of Health, after a hearing conducted in accordance with the procedures set forth in 105 CMR 590.14 and 590.15 (NOTE: MA General Law), may suspend or revoke the food service permit for any establishment failing to comply with this Bylaw. On petition of Malcolm Donald.

Hereof fail not and make due return of this warrant with your doings thereon to the Town Clerk at the time and place of holding said meeting.

Given under our hand this 13<sup>th</sup> day of September in the year of our Lord Two Thousand Twenty-Two.

Nancy R. Taylor, Chair

Onjalé Scott Price, Vice Chair

Samuel H. Patterson

Douglas C. Brown

Edwin (Scott) P. Zylinski II

## CONSENT AGENDA

### 1. Licenses

- a. Application for Transfer of a Common Victualler License – 10 Water Street, LLC d/b/a Pie in the Sky, 10 Water Street, Woods Hole

LICENSE APPLICATION REVIEW

Restaurant/Business: 10 Water Street, LLC d/b/a Pie in the Sky

Address: 10 Water Street, Woods Hole

License Type: Common Victualler

New or Transfer of License Transfer of License

or

Change of License \_\_\_\_\_

Police \_\_\_\_\_

Fire \_\_\_\_\_

Building No issues

Health \_\_\_\_\_

Zoning \_\_\_\_\_

Planning \_\_\_\_\_

DPW \_\_\_\_\_

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NOTES:



## TOWN OF FALMOUTH

Office of the Town Manager & Selectmen  
59 Town Hall Square, Falmouth, Massachusetts 02540  
Telephone (508) 495-7320 • [licensing@falmouthma.gov](mailto:licensing@falmouthma.gov)

### COMMON VICTUALLER & INNHOLDER LICENSE APPLICATION

CHECK THE APPROPRIATE LICENSE

- Common Victualler       Annual License  
 Innholder               Seasonal License

Required fields are outlined in red:

NAME OF APPLICANT: **10Water Street, LLC** TITLE: **Lessee**

HOME ADDRESS: **405 Main Ave. West, Suite 2D**  
Town: **West Fargo** State: **ND** Zip code: **58078**

BUSINESS NAME **10Water Street, LLC**

D/B/A if any: **Pie in the Sky Coffee and Bakery**

BUSINESS ADDRESS: **10 Water Street**  
Town: **Woods Hole** State: **MA** Zip code: **02543**

MAILING ADDRESS (if different): **405 Main Ave. West, Suite 2D**  
Town: **West Fargo** State: **ND** Zip code: **58078**

FEDERAL ID #: **[REDACTED]** MANAGER OF RECORD: **Erik Gura**

EMAIL — *required*: **hq@piecoffee.com**

TELEPHONE — BUSINESS: **508-540-5475** ALTERNATE: **[REDACTED]**

DAYS OF OPERATION: **Sunday through Saturday**

HOURS OF OPERATION: **4 am - 12 am**

SEATING CAPACITY :

APPLICATION MUST BE SIGNED BY OWNER, MANAGER of RECORD, OR AUTHORIZED REPRESENTATIVE

\*\*DATE:

*Kenneth W. Brimmer*

Signature: OWNER or MANAGER of RECORD

**APPLICATION REQUIREMENTS :**

- Food Service Establishment Permit – Health Department
- Filing Fee \$10.00 due with application
- License Fee \$60.00 due upon issue
- Business Structure Documents:
  - a. Copy of Articles of Organization (*if corporation*)
  - b. Copy of LLC Agreement (*if limited liability company*)
  - c. Copy of Partnership Agreement (*if partnership*)
  - d. Copy of Certificate of Doing Business (*if sole proprietorship*)
- Copy of lease or deed
- Copy of special zoning permits, *if any*
- Copy of Floor Plan
- Copy of Menu
- Attend a hearing before the Board of Selectmen at a time and date designated

## CONSENT AGENDA

### 1. Licenses

- b. Application for Nine (9) Special One-Day All Alcohol Liquor Licenses – Falmouth Theatre Guild – Highfield Theater, 58 Highfield Drive – October 21, 22, 23, 28, 29, 30 & November 4, 5 and 6, 2022 – Friday and Saturday 6:30 pm – 9:30 pm, Sunday 1:00 pm – 4:00 pm

(Note: After tonight's approval, the Falmouth Theatre Guild will have used 19 of a total of 30 days allowed annually by the ABCC for one-day liquor licenses.)

**LICENSE APPLICATION REVIEW FORM**

Date: 10/3/22

Restaurant/Business: Falmouth Theatre Guild

Address: Highfield Theater, 58 Highfield Drive

License Type: Special All Alcohol One-Day Liquor License

New or Transfer of License \_\_\_\_\_

or

Change of License \_\_\_\_\_

Application sent to the departments, indicated below, for comment:

Police No objection.

Fire No issues.

Building \_\_\_\_\_

Health \_\_\_\_\_

Zoning \_\_\_\_\_

Planning \_\_\_\_\_

DPW \_\_\_\_\_

Recreation \_\_\_\_\_

M.E.S. \_\_\_\_\_

Communications No issues.

Beach \_\_\_\_\_

NOTES:

Dates: October 21, 22, 23, 28, 29, 30 & November 4, 5, 6, 2022 (9 days)

Hours: Friday & Saturday - 6:30 pm - 9:30 pm. Sunday - 1:00 pm - 4:00 pm.



**Falmouth Theatre Guild**  
 Bringing you the best in Community Theater since 1958



**Falmouth Theatre Guild**  
 P.O. Box 383  
 Falmouth MA, 02541  
[www.falmouththeatreguild.org](http://www.falmouththeatreguild.org)  
 (508) 548-0400

 **PAID**  
 \$ 235.00  
 CK# 4220

September 20, 2022

**Board of Directors**

- Brett Baird
- Joan Baird
- Ashley Bolbrock
- Rob Bowerman
- Brian Buczkowski
- Jodi Edwards
- Davien Gould
- Matthew Gould
- Cathy Lemay
- Carol Marasa
- Tom McCahill
- Dan McSweeney
- Liz Moakley
- Todd Sadler
- Victoria Santos
- Tom Stackhouse

Application for Special One Day Liquor License:  
 Falmouth Theatre Guild  
 for the theatrical run of "*The Bridges of Madison County*"  
 Oct. 21, 22, 23, 28, 29, 30 & Nov. 4, 5, 6 (9 days)

Dear Town of Falmouth,

Please find attached a completed application requesting special one-day liquor licenses covering the nine performances we have scheduled for our production of "*The Bridges of Madison County*," running Fridays, Saturdays, and Sundays from October 21 to November 6, 2022.

We would like to sell alcoholic beverages to our patrons for an hour before each performance and for approximately 30 minutes during intermission. As we have done in years past, alcoholic beverages would be served from our concessions stand where we also offer cans of soda and seltzer, boxed water, and prepackaged snacks and candy. There is no food preparation at our concessions stand.

There is always a trained TIPS certified server at our concessions to serve any alcoholic beverages (see the attached photocopies of all our active certified servers), and all beverages will be consumed on premises before and during the performance. The attached floor plan shows the location and layout of the outdoor patios, concessions stand ("bar service area"), and audience where beverages and concessions will be consumed.

If you have any questions, please do not hesitate to contact me by phone or by email.

Thank you,



Brian Buczkowski, Director-at-Large  
 (508) 564-0181  
[bjbuczkowski@gmail.com](mailto:bjbuczkowski@gmail.com)



**TOWN OF FALMOUTH  
APPLICATION  
SPECIAL ONE-DAY LIQUOR LICENSE FOR THE SALE OF ALCOHOLIC BEVERAGES  
M.G.L.A. CHAPTER 138, SECTION 14**

NAME OF APPLICANT: Falmouth Theatre Guild - Brian Buczkowski, Director-at-large

ADDRESS OF APPLICANT: P.O. Box 383, Falmouth, MA 02541

NAME OF ORGANIZATION: Falmouth Theatre Guild

MAILING ADDRESS: same as above

TELEPHONE #: [REDACTED] EMAIL: [REDACTED]

LOCATION TO BE LICENSED: Highfield Theater - 58 Highfield Drive, Falmouth

EVENT TITLE: "The Bridges of Madison County" (Theatrical Production) APPROXIMATE # OF PEOPLE: 275 per performance

DATE(S) OF EVENT: Oct. 21, 22, 23, 28, 29, 30 & Nov. 4, 5, 6 (9 days) HOURS OF EVENT: Friday and Saturday: 6:30pm - 9:30pm; Sunday 1:00pm - 4:00pm

AUTHORIZED MANAGER OF ESTABLISHMENT/EVENT Tomas McCahill, Concessions Chair

**TYPE OF LICENSE:**

- |    |               |               |                 |               |            |               |
|----|---------------|---------------|-----------------|---------------|------------|---------------|
| 1. | WINE & MALT   | <u>      </u> | NON-PROFIT      | <u>  ✓  </u>  | FOR PROFIT | <u>      </u> |
| 2. | ALL ALCOHOLIC | <u>  ✓  </u>  | NON-PROFIT ONLY | <u>      </u> |            |               |

**REQUIREMENTS check list:**

1. Provide a narrative describing the event, including food service and security
2. Certificate of non-profit status (if your organization is non-profit)
3. Certificate of liquor liability insurance (1 million per occurrence and \$2 million aggregate)
4. Certificate of TIPS or other alcohol safety training for all persons handling alcohol
5. Floor plan of area where alcohol will be served and consumed, and security plan
6. Temporary Food Permit (Health Department) or confirmation from caterer (12c license)

9/20/2022  
DATE

Brian Buczkowski  
APPLICANT SIGNATURE

Filing Fee: \$10.00  
License Fee: \$25.00 per day

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SELECT BOARD**

2022

# License Alcoholic Beverages

22-7-AA

Fee:

75

The Licensing Board of  
The Town of Falmouth  
Massachusetts  
Hereby Grants a

## Special License For The Sale Of All Alcoholic Beverages

License to Expose, Keep for Sale, and to Sell  
**All Kinds of Alcoholic Beverages**

To Be Drunk On the Premises

To Falmouth Theatre Guild  
Brian J. Buczkowski, Director-at-Large

Highfield Theater  
58 Highfield Drive, Falmouth, MA 02540

On the following described premises:

Highfield Theater, 58 Highfield Drive, Falmouth, MA 02540

THE ABOVE NAMED NON-PROFIT ORGANIZATION IS HEREBY GRANTED A  
SPECIAL LICENSE FOR THE SALE OF ALL ALCOHOLIC BEVERAGES, TO BE DRUNK  
ON THE PREMISES UNDER CHAPTER 138, SECTION 14, OF THE LIQUOR CONTROL

This license is valid from the 21st day of October 2022 until the 23rd day of  
October 2022, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

Friday - Saturday, 6:30 pm - 9:30 pm. Sunday, 1:00 pm - 4:00 pm.

Conditions: 1. Certificate of liquor liability insurance required, 2. Servers must be TIPS certified,  
3. Apply for temporary food permit with Health Department, 4. Rope or fence off area where  
alcohol will be sold and consumed.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their  
official signatures this 3rd day of October 2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A  
CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

2022

# License Alcoholic Beverages

22-8-AA

Fee:

75

The Licensing Board of  
The Town of Falmouth  
Massachusetts  
Hereby Grants a

## Special License For The Sale Of All Alcoholic Beverages

License to Expose, Keep for Sale, and to Sell  
**All Kinds of Alcoholic Beverages**

To Be Drunk On the Premises

To Falmouth Theatre Guild  
Brian J. Buczkowski, Director-at-Large  
Highfield Theater  
58 Highfield Drive, Falmouth, MA 02540

On the following described premises:

Highfield Theater, 58 Highfield Drive, Falmouth, MA 02540

THE ABOVE NAMED NON-PROFIT ORGANIZATION IS HEREBY GRANTED A  
SPECIAL LICENSE FOR THE SALE OF ALL ALCOHOLIC BEVERAGES, TO BE DRUNK  
ON THE PREMISES UNDER CHAPTER 138, SECTION 14, OF THE LIQUOR CONTROL

This license is valid from the 28th day of October 2022 until the 30th day of  
October 2022, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

Friday - Saturday, 6:30 pm - 9:30 pm. Sunday, 1:00 pm - 4:00 pm.

Conditions: 1. Certificate of liquor liability insurance required, 2. Servers must be TIPS certified,  
3. Apply for temporary food permit with Health Department, 4. Rope or fence off area where  
alcohol will be sold and consumed.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their  
official signatures this 3rd day of October 2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A  
CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

2022

# License Alcoholic Beverages

22-9-AA

Fee:

75

The Licensing Board of  
The Town of Falmouth  
Massachusetts  
Hereby Grants a

## Special License For The Sale Of All Alcoholic Beverages

License to Expose, Keep for Sale, and to Sell  
**All Kinds of Alcoholic Beverages**

To Be Drunk On the Premises

To Falmouth Theatre Guild  
Brian J. Buczkowski, Director-at-Large

Highfield Theater  
58 Highfield Drive, Falmouth, MA 02540

On the following described premises:

Highfield Theater, 58 Highfield Drive, Falmouth, MA 02540

THE ABOVE NAMED NON-PROFIT ORGANIZATION IS HEREBY GRANTED A  
SPECIAL LICENSE FOR THE SALE OF ALL ALCOHOLIC BEVERAGES, TO BE DRUNK  
ON THE PREMISES UNDER CHAPTER 138, SECTION 14, OF THE LIQUOR CONTROL

This license is valid from the 4th day of November 2022 until the 6th day of  
November 2022, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

Friday - Saturday, 6:30 pm - 9:30 pm. Sunday, 1:00 pm - 4:00 pm.

Conditions: 1. Certificate of liquor liability insurance required, 2. Servers must be TIPS certified,  
3. Apply for temporary food permit with Health Department, 4. Rope or fence off area where  
alcohol will be sold and consumed.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their  
official signatures this 3rd day of October 2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A  
CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

## CONSENT AGENDA

### 1. Licenses

- c. Application for a Special One-Day Wine and Malt Liquor License  
– Shipwrecked – Falmouth in the Fall Road Race After Party –  
Shipwrecked/Heights Hotel parking lot – Sunday, November 6,  
2022 – 10:00 am – 6:00 pm

LICENSE APPLICATION REVIEW FORM

Date: 10/3/22

Restaurant/Business: Shipwrecked

Address: 263 Grand Avenue (Shipwrecked/Heights Hotel parking lot)

License Type: Special Wine & Malt One-Day Liquor License

New or Transfer of License \_\_\_\_\_

or

Change of License \_\_\_\_\_

Application sent to the departments, indicated below, for comment:

Police No objection.

Fire No issues.

Building \_\_\_\_\_

Health \_\_\_\_\_

Zoning \_\_\_\_\_

Planning \_\_\_\_\_

DPW \_\_\_\_\_

Recreation \_\_\_\_\_

M.E.S. \_\_\_\_\_

Communications No issues.

Beach \_\_\_\_\_

NOTES:

Falmouth in the Fall Road Race after party

Date: Sunday, November 6, 2022

Hours: 10:00 am - 6:00 pm

Location: Shipwrecked/Heights Hotel parking lot

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 6, 2022. The permit is for the after party for the Falmouth in The Fall Roadrace 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 event will have a few local breweries set up under 10X10 tents(with no sides) and will be monitored by our in-house security accompanied by Frontier Security Strategies. All servers and bartenders are tip certified. The event will run from set up at 10am until breakdown at 6pm. There will be a band for live music.

Thank you for your consideration,

Rob Loewen  
Property Manager  
Shipwrecked Falmouth & The Heights Hotel



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



APPLICATION  
 SPECIAL ONE-DAY LIQUOR LICENSE  
 FOR THE SALE OF ALCOHOLIC BEVERAGES  
 M.G.L.A. CHAPTER 138, SECTION 14



**PAID**  
 \$ 35.00  
 CK# 001388

NAME OF APPLICANT: Rob Loewen  
 ADDRESS OF APPLICANT: 263 Grand Ave Falmouth Ma 02540  
 NAME OF ORGANIZATION: Shipwrecked  
 MAILING ADDRESS: 263 Grand Ave Falmouth Ma 02540  
 EMAIL: info@shipwreckedfalmouth.com TELEPHONE #: 508-540-9600  
 LOCATION TO BE LICENSED AND ADDRESS: Shipwrecked/Heights Hotel parking lot  
263 Grand Ave Falmouth Ma 02540  
 AUTHORIZED MANAGER/OFFICER OF ESTABLISHMENT: Rob Loewen  
 TYPE OF EVENT: Falmouth In The Fall Road Race after party  
 DATE(S) OF EVENT: November 6, 2022  
 HOURS OF EVENT: 10am-6pm  
 APPROXIMATE # OF PEOPLE: 300-400

TYPE OF LICENSE:  
 1. WINE & MALT  NON-PROFIT  FOR PROFIT   
 2. ALL ALCOHOLIC  (NON-PROFIT ONLY)

- REQUIREMENTS:
1. Narrative describing the event
  2. Floor plan of area where alcohol will be served and consumed, and security plan
  3. Certificate of non-profit status (if your organization is non-profit)
  4. Certificate of liquor liability insurance: \$1 million per occurrence/\$2 million in the aggregate
  5. Certificate of TIPS or other alcohol safety training for all persons handling alcohol
  6. Application for Temporary Food Permit (Health Department)

[Signature]  
 APPLICANT'S SIGNATURE

09-22-22  
 DATE

LICENSE FEE: \$25.00 PER DAY  
 FILING FEE: \$10.00



100%

20 m

Camera: 149 m 41°32'43"N 70°35'43"W 2 m

2022

# License Alcoholic Beverages

22-19-WM

Fee:

25

The Licensing Board of  
The Town of Falmouth  
Massachusetts  
Hereby Grants a

## Special License For The Sale of Wine & Malt Beverages

License to Expose, Keep for Sale, and to Sell  
Wines and Malt Beverages

To Be Drunk On the Premises

To Shipwrecked, LLC  
Rob Loewen, Manager

263 Grand Avenue, Falmouth, MA 02540

On the following described premises:

Parking lot on property of Shipwrecked/Heights Hotel, 263 Grand Avenue, Falmouth, MA 02540.

THE ABOVE NAMED PROFIT OR NON PROFIT ORGANIZATION IS HEREBY GRANTED A SPECIAL LICENSE FOR THE SALE OF WINE AND MALT BEVERAGES ONLY, TO BE DRUNK ON THE PREMISES.

This license is valid from the 6th day of November 2022 until the 6th day of November 2022, unless earlier suspended, cancelled or revoked.

The hours during which Alcoholic Beverages may be sold are from:

Date: Sunday, 11/6/22. Hours: 10:00 am - 6:00 pm. Falmouth in the Fall Road Race After Party.

(1) Beer and Wine must be served in and remain in outdoor area; (2) Must order beer and wine on a separate invoice from orders from Shipwrecked; (3) Beer and wine must be delivered separately; (4) Must store beer and wine in a separate cooler in outdoor area; (5) Cannot bring beer and wine inside of restaurant or take alcohol from inside of restaurant to outdoor area; (6) Servers must be TIPS certified; (7) Rope or fence off area where alcohol will be sold and consumed. (8) The outside occupancy cannot be combined with the inside occupancy in the event of inclement weather. (9) As long as food is prepared in the Shipwrecked kitchen, no further Health permit needed.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 3rd day of October 2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN EASILY BE READ

## CONSENT AGENDA

### 1. Licenses

- d. Approve application for a Special One-Day Wine & Malt Beverages License – TAPPED –wedding reception – 16 Worcester Avenue, Falmouth – Saturday, October 15, 2022, from 1:00 pm – 3:00 pm.

**LICENSE APPLICATION REVIEW**

Restaurant/Business: TAPPED beer truck

Address: 16 Worcester Avenue

License Type: \_\_\_\_\_

New or Transfer of License \_\_\_\_\_

or

Change of License One-Day Wine & Malt Beverages

- |  |                      |
|--|----------------------|
| <input checked="" type="checkbox"/> Police | <u>No Objections</u> |
| <input checked="" type="checkbox"/> Fire   | <u>No Objections</u> |
| <input type="checkbox"/> Building          | _____                |
| <input type="checkbox"/> Health            | _____                |
| <input type="checkbox"/> Zoning            | _____                |
| <input type="checkbox"/> Planning          | _____                |
| <input type="checkbox"/> DPW               | _____                |
| <input type="checkbox"/> _____             | _____                |

NOTES: License to be issued pending issuance of Tent Permit



APPLICATION



SPECIAL ONE-DAY LIQUOR LICENSE FOR THE SALE OF ALCOHOLIC BEVERAGES  
M.G.L.A. CHAPTER 138, SECTION 14

NAME OF APPLICANT:

ADDRESS OF APPLICANT:

TOWN STATE ZIP CODE

NAME OF ORGANIZATION:

MAILING ADDRESS:

TELEPHONE #:  EMAIL:

LOCATION TO BE LICENSED-ADDRESS:

TOWN STATE ZIP CODE

EVENT TITLE:  APPROXIMATE # OF PEOPLE:

DATE(S) OF EVENT:  HOURS OF EVENT:

AUTHORIZED MANAGER OF ESTABLISHMENT EVENT:

TYPE OF LICENSE:

- 1. WINE & MALT  FOR PROFIT
- 2. ALL ALCOHOLIC  NON-PROFIT ORGANIZATIONS ONLY NON-PROFIT

REQUIREMENTS check list:

1. Submit in a separate note or letter a narrative overview of the event including a description of the premises, food service, and security
2. Certificate of non-profit status (if your organization is non-profit)
3. Certificate of liquor liability insurance; 1 MILLION PER OCCURANCE - \$2 MILLION AGGREGATE
4. Certificate of TIPS or other alcohol safety training for all persons handling alcohol
5. Floor plan of area where alcohol will be served, consumed, and securely stored and how this will be separated from public areas (roping, fences, etc.)
6. Temporary Food Permit (Health Department)

DATE

APPLICANT SIGNATURE

FEE: \$25.00 PER DAY  
\$10.00 FILING FEE



## CONSENT AGENDA

### 1. Licenses

- e. Approve request by Olive Restaurants, Inc. d/b/a Shiverick Café & Bar for extended hours of service for an All Alcoholic Beverages License to 8:00 am to 1:00 am Monday through Saturday and 10:00 am to 1:00 am Sunday.

#### NOTE:

Shiverick Café & Bar is presently approved for the following hours:

Monday-Saturday: 11:00 am to 1:00 am  
Sunday: Noon to 1:00 am

**Requesting an extension of hours (earlier opening) to:**

**Monday-Saturday: 8:00 am to 1:00 am  
Sunday: 10:00 am to 1:00 am**

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE  
LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: NO FEE

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY):

06952-RS-0390

LICENSEE NAME: Olive Restaurants, Inc. d/b/a Shiverick Café & Bar

ADDRESS: 285 Main Street

CITY/TOWN:

Falmouth

STATE MA

ZIP CODE

02540

TRANSACTION TYPE (Please check all relevant transactions):

Change of Hours

Change of DBA

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL  
FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND  
SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION  
P. O. BOX 3396  
BOSTON, MA 02241-3396



The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Falmouth

City/Town

06952-RS-0390

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Change of Location
- Change of Class (i.e. Annual/Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/Directors/LLC Managers
- Change of Ownership Interest (LLC Members/LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

APPLICANT INFORMATION

Name of Licensee  DBA

Street Address  Zip Code

Manager

(i.e. restaurant, package store) (Annual or Seasonal) (i.e. Wines and Malts / All Alcohol)

Granted under Special Legislation? Yes  No   
 If Yes, Chapter   
 of the Acts of (year)

DESCRIPTION OF PREMISES Complete description of the licensed premises

One Floor of approximately 611 Sq. Ft. with bar to the left of the main dining area. Additional, smaller dining area past the bar towards the rear exit. Four rooms on the finished first floor. Full basement consisting of two rooms and a walk-in cooler for prepping ingredients, dish-washing and storage. No outdoor seating is currently being proposed.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date  Time

Advertised Yes  No  Date Published  Publication

Abutters Notified: Yes  No  Date of Notice

Date APPROVED by LLA  Decision of the LLA

Additional remarks or conditions (E.g. Days and hours)

For Transfers ONLY:  
 Seller License Number:  Seller Name:

The Local Licensing Authorities By:  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Alcoholic Beverages Control Commission  
Ralph Sacramone  
Executive Director

To whichever board, committee or person it may be required to receive this letter, We at Shiverick's cafe and bar at 285 Main Street request the extension of alcohol service hours to 8 am to 1am Monday through Saturday and Sunday 10 am to 1 am.

**R** E C E I V E **D**  
SEP 26 2022  
SELECT BOARD OFFICE

## CONSENT AGENDA

### 2. Administrative Orders

- a. Approve request for a waiver of the special event permit fee for the Chris Wetherbee Memorial Toy Run on Sunday, 11/6/22

**Request for Fee Waiver:**

**The Chris Wetherbee Memorial Toy Run, Sunday, 11/6/22**

Requesting a waiver of the special event permit fee: \$200.00

**History:**

The Select Board has waived this fee since 2019.

To the Select Board for the Town Of Falmouth,

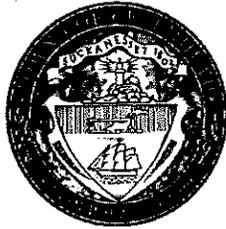
I am writing to request a waiver of the special event permit fee for this year's Chris Wetherbee Memorial Toy Run. This event is put on for the benefit of the children in Falmouth, and the rest of Cape Cod whose families receive assistance from the Boys and Girls Club of Cape Cod and its affiliates. My family and I have organized this ride for many years. We request donations from area businesses, other riders, or our friends/family for raffle prizes. We have friends and family volunteer to work and promote the event. The Navigator and the Eagles are both donating the spaces for us to use. Administrative expenses, and the like are covered by the family. As a result, I am requesting a waiver of the special permit fee. Thank you for your consideration regarding this event.

Kind Regards,  
Tammy Baptiste  
Coordinator - Chris Wetherbee Memorial Toy Run  
152 Palmer Avenue  
Falmouth, MA 02540  
[REDACTED]

## Chris Wetherbee Toy Run - Estimated Out of Pocket Expenses

Office Expenses - Ink, paper, raffle tickets, bags, etc.	\$200-\$250
Transportation - sample route rides, meetings, etc.	\$125-\$150
Raffle prizes not donated	\$175-\$200
Toys purchased from 50/50 raffle money and family donations	\$250-\$300
Money to make change for the registration	\$200-\$250
Total Estimated Expenses	\$950-\$1150

For the most part the expenses listed above come out of our pockets directly. Thus we are asking the Selectboard to waive the \$200.00 fee for the permit.



**TOWN OF FALMOUTH  
SPECIAL EVENT PERMIT**

EVENT NAME Annual Chris Wetherbee Memorial Toy Run

NAME Tammy Baptiste, Coordinator

MAILING ADDRESS 152 Palmer Avenue, Falmouth MA 02540

EVENT DAY & DATE Sunday, November 6, 2022

RAIN DATE none

EVENT LOCATION Buzzards Bay (Eagle's Hall) to Ashumet Road, Falmouth (Navigator)

EVENT TYPE Charity Motorcycle Ride

SET-UP ARRIVAL TIME 8:30 a.m. EVENT HOURS 8:30 a.m. – 3:00 p.m.

NUMBER OF ATTENDEES 50-150 # OF VEHICLES 50 - 150

ADDITIONAL DETAILS Motorcycle fundraising ride from Eagles Hall in Buzzards Bay to the Navigator at 55 Ashumet Road, East Falmouth. Route map attached. Charity toy drive to benefit children of Cape Cod.

**CONDITIONS:**

1. Approximately 10 minutes before crossing into Falmouth, call the Falmouth Communications Center at 774-255-4527 ext. 0.
2. At the start of the ride, ensure that all motorcycles are prepared to keep noise level down.
3. Organizers to contact detail sergeant 30 days prior to the event to coordinate proper safety and security measures.
4. Monitor the ride route to ensure that no litter or debris is left behind.

PERMIT FEE \$200.00 FILING FEE \$10.00

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

APPROVED:

  
Town Manager

9/30/22  
Date

## **CONSENT AGENDA**

### 2. Administrative Orders

- b. Approve Grant of License to Sharon and Ronald Nunes to maintain a wooden picket fence and landscaping elements located in the town right of way at 23 Oak Street

LICENSE APPLICATION REVIEW

Restaurant/Business: Sharon and Ronald Nunes

Address: 23 Oak Street, Teaticket

License Type: \_\_\_\_\_

Request for Grant of License

or

Engineering No objection

Zoning No objection

Building \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTES:

## 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 Board of Selectmen, in consideration of One and 00/100 (\$1.00) Dollar and of the covenants contained herein, hereby grants to Ronald W. Nunes and Sharon L. Nunes the following license to use certain portions of town road known as Oak Street adjacent to property known as 23 Oak Street, Falmouth, MA. For reference see deed filed with the Barnstable County Registry District of the Land Court as Document No. 1,027,065 on Certificate of Title No. 179359.

The license is given to maintain a fence within the layout of Oak Street, as more fully described in a sketch plan of the approved location of the licensed area, attached hereto.

This license is granted upon the following expressed conditions:

- a. Said license is revocable by the Select Board at any time when they deem 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 Division of the Land Court;
- b. Upon such revocation, the grantee, its successors and assigns shall, if and when directed by the Select Board, remove all encroaching improvements from the Town's road and restore any disturbed area to its original condition;
- c. If the licensee, and their successors and assigns, fails to remove said encroachment, 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 licensee, and their 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 permissively;
- e. The licensee and their 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 licensed encroachments and 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. This document shall be filed at grantee's expense with the Barnstable County Registry District of the Land Court.

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 Select Board, hereto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SELECT BOARD OF  
THE TOWN OF FALMOUTH

\_\_\_\_\_  
Nancy R. Taylor  
Chair, Select Board

\_\_\_\_\_  
Onjalé Scott Price, Vice Chair

\_\_\_\_\_  
Samuel H. Patterson

\_\_\_\_\_  
Douglas C. Brown

\_\_\_\_\_  
Edwin P. Zylinski II



Ronald & Sharon Nunes

23 Oak Street Teaticket, MA 02536 [REDACTED] [REDACTED]

September 2, 2022

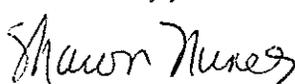
Falmouth Select Board  
Town Hall Square  
Falmouth, MA 02540

Selectboard Members,

Per requirements of a spring Zoning Board hearing we are requesting a license for a fence on our property at 23 Oak Street in Teaticket. The Zoning board approved construction of a dormer on our Cape style home via special permit on April 14, with the requirement that we obtain a license for our picket fence (which is located within the public right-of-way) prior to the final inspection and CO.

We have included a copy of the site plan (1"=10') dated 12/3/21 with the existing fence highlighted. Please let us know if additional information is required to review the license application.

Sincerely yours,

Sharon Nunes

Ronald Nunes



TOWN OF FALMOUTH  
ZONING BOARD OF APPEALS  
DECISION

CASE NO: 003-22

APPLICANT/OWNER: Ronald W. and Sharon L. Nunes, Trustees of the RWN Trust and the SLN Revocable Trust (the "Applicants"), 23 Oak Street, Teaticket, Massachusetts

SUBJECT PROPERTY: 23 Oak Street, Teaticket, Massachusetts (the "Premises")

Assessor's Map: Map 39A Section 31 Parcel 000 Lot 172

DEED/CERTIFICATE: Certificate No. 201111

SUMMARY: Special Permit Granted with Conditions

PROCEDURAL HISTORY

1. On January 10, 2022, an application was filed with the Zoning Board of Appeals, requesting a Special Permit to expand the second floor of the pre-existing, nonconforming single-family dwelling.
2. Notice was given, as required by M.G.L. Chapter 40 A, Section 11, including notices mailed to all persons deemed to be affected hereby, as they appear on the tax list.
3. The advertised public hearing was opened on March 10, 2022. Voting Board Members present, included: Terrence J. Hurrie, Edwin P. Zylinski, Robert B. Dugan, James T. Morse, and D. Scott Peterson.
4. Kevin P. Klauer II, Ament Klauer, LLP, 39 Town Hall Square, Falmouth, MA; appeared before the Board on the application.
5. The public hearing was closed on March 10, 2022; following motion made by Mr. Dugan, seconded by Mr. Morse, and unanimously voted. Minutes of the hearing are on file with the Zoning Board of Appeals.
6. The following documents and information are on file in the office of the Zoning Board of Appeals at Town Hall as set forth below:

Letters/E-mails/Information from Applicant/Representative(s)

- Kevin P. Klauer II, Attorney for Applicants, filed an application for a Special Permit, filing fee, supporting documentation and plans; application was filed with the Town Clerk's office on January 10, 2022
- E-mail dated January 12, 2022 from Attorney Klauer
- Lot Comparison Worksheet is not dated, Board date "Received" stamp of January 10, 2022

Letters/Referrals/E-mails from Town Departments

- Referral dated January 13, 2022 from the Fire Department – The Fire Department has no issues with the project as drawn
- Referral dated January 13, 2022 from the Health Department, signed by Scott McGann, Health Agent – *"Property on Town Sewer allowed 4 bedrooms by right in this sewer district."*
- Referral dated January 12, 2022 from the Planning Department – no comment
- Referral dated January 13, 2022 from the Water Department, signed by Cathal O'Brien, Water Superintendent – *"the water service is shown on the plans as required; the existing home has a ¾" water service fed from the 6" main in Oak Street; the existing service is smaller than a 1" and has a meter pit – we recommend the applicant upgrade the service to a 1" and remove the meter pit, installing the new meter in the renovated home."*
- Referral dated January 20, 2022 from Conservation Commission signed by Conservation Agent – Conservation staff have no comment on the above referenced as the project appears to be outside of Conservation Commission jurisdiction.
- Referral dated January 31, 2022 from the Engineering Department signed by Scott Schluter, P.E. with standard comments; fence is within right of way and would require a license from the Select Board; drywells are proposed for the roof, as we typically recommend.
- Minutes for Zoning Board of Appeals hearing March 10, 2022

Letters/E-mails from Abutters/Interested Parties

- None

Plans submitted by Applicant/Applicant's Representative

- "Site Plan," Sheet 1 of 1, dated December 31, 2021, prepared for Sharon and Ronald Nunes, 23 Oak Street, Falmouth, MA, as drawn by J. E. Landers – Cauley, P.E., P.O. Box 364, West Falmouth, MA; plans are stamped and signed by Gary S. LaBrie, P.L.S.; and
- "Cover," Sheet A0.0; "Abbreviations and Symbol Legend," Sheet A0.1; "Demo," Sheet A0.2; "First Floor Plan," Sheet A1.1; "Second Floor Plan," Sheet A1.2; "Roof Plan," Sheet A1.3; "Exterior Elevations," Sheet A2.0; "Door and Window Schedule," Sheet A6.0; all plans are dated December 6, 2021, prepared for Nunes, 23 Oak Street, East Falmouth, MA, as drawn by Longfellow Design Build, 367 Main Street, Falmouth, MA – plans are not stamped or signed

Hearing:

The Notice of Hearing and referrals were read into the record.

The Minutes of the hearing, once voted by the Board, are available at the Town Clerk's Office, and are part of the record.

DECISION:

Findings:

1. The subject site is located at 23 Oak Street, Teaticket, Massachusetts (the "Premises"), on a public right-of-way, and comprises 7,200 square feet of area, in the Single Residence C zoning district, and is sited in the Little Pond Coastal Pond Overlay District, and is on Town sewer. The Premises is not in a flood zone. The minimum lot size for the district is now 40,000 square feet; the Premises is nonconforming.
2. The Premises has 90.00 feet of street frontage on Oak Street. The district now requires a minimum street frontage of 100 feet; the frontage is nonconforming.
3. The dwelling is sited 20.0 feet from Oak Street, with a landing and front steps 15.4 feet from the street; in a district requiring a 25-foot setback from the street. The dwelling is 17.3 feet from the westerly side lot line; 12.5 feet from the easterly side lot line, and 24.5 feet from the rear (south) lot line, in a district requiring a minimum 10 feet to the side or rear lot line. The dwelling is nonconforming due to the encroachment into the street.
4. There is an existing shed, comprising approximately 10.5 feet by 7.5 feet, sited approximately three feet from the southerly, and three feet from the westerly lot lines. The second shed, comprising approximately 11 feet by 7.5 feet, is sited approximately three feet from the east, and 3 feet from the south. Both sheds appear to be under 100 square feet in area, and appear to comply with the three-foot setback requirement from a side or rear lot line. Both sheds are proposed to remain on the Premises.
5. The existing dwelling comprises four bedrooms: two on the first floor, and two on the second floor. The proposed addition/renovation of the second floor will maintain the two existing second floor bedrooms and a bathroom, and add a home office and sitting area. Where the office has a minimum 4-foot cased opening, it is not deemed to be a bedroom. Therefore, the dwelling remains within the four-bedroom limit of the Little Pond sewer service area, and represents no increase in the number of bedrooms.
6. No new nonconformities will be created; the work is limited to the second floor.
7. The Applicant meets the criteria for a Special Permit under Zoning By-Law Sections 240-10.2 A, 240-11.3 A(4), and 240-12.1 E of the Code of Falmouth; to construct a dormer to the second floor of the pre-existing, nonconforming dwelling.
8. The existing lot coverage by structures is 26.7%, and will remain unchanged. Lot coverage up to 25% is allowed by Special Permit; the lot coverage is nonconforming.
9. The existing lot coverage by structures/pavement/parking is 34.5%, and will remain unchanged. Lot coverage by structures/parking/paving is limited to 40% per the By-Law, and will remain conforming.
10. The ridge height on the plans is shown as 20 feet, 2.5 inches, creating no visual impact.
11. The Water Department recommended that the Applicant upgrade the service to a 1", and remove the meter pit, installing the new meter in the renovated home.
12. The Engineering Department noted that drywells are proposed to address roof run off, and that stormwater must not be directed off the Premises. Engineering also identified an existing fence, which is sited within the road layout. Permission to maintain the fence would require a license from the Select Board.

13. Per submitted Lot Comparison Worksheet, two other dwellings exceed the 25% lot coverage by structure allowed by Special Permit, and 18 dwellings exceed the 20% lot coverage by right, per the By-Law.
14. There was no opposition expressed regarding the proposal.

In addition to the above findings, the Board found that the proposal will be in harmony with the general purpose and intent of the By-Law; will not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling.

NOW THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals, being of the opinion aforesaid, the acting under the provisions of the Code of Falmouth, voted unanimously, following a motion made by Mr. Dugan, and seconded by Mr. Morse, to grant a Special Permit under Sections 240-10.2 A, 240-11.3 A(4), and 240-12.1 E of the Code of Falmouth; to allow expansion of the second floor of the pre-existing, nonconforming single-family dwelling, at 23 Oak Avenue, Teaticket, Massachusetts (the "Premises"). The Special Permit shall be subject to the following conditions:

Conditions:

1. The plans submitted and reviewed by the Board, were as follows:
  - "Site Plan," Sheet 1 of 1, dated December 31, 2021, prepared for Sharon and Ronald Nunes, 23 Oak Street, Falmouth, MA, as drawn by J. E. Landers – Cauley, P.E., P.O. Box 364, West Falmouth, MA; plans are stamped and signed by Gary S. LaBrie, P.L.S.; and
  - "Cover," Sheet A0.0; "Abbreviations and Symbol Legend," Sheet A0.1; "Demo," Sheet A0.2; "First Floor Plan," Sheet A1.1; "Second Floor Plan," Sheet A1.2; "Roof Plan," Sheet A1.3; "Exterior Elevations," Sheet A2.0; "Door and Window Schedule," Sheet A6.0; all plans are dated December 6, 2021, prepared for Nunes, 23 Oak Street, East Falmouth, MA, as drawn by Longfellow Design Build, 367 Main Street, Falmouth, MA – plans are not stamped or signed
2. The Applicant shall comply with the Water Department referral to upgrade the service to 1", remove the meter pit, and install the new meter in the renovated home.
3. The Applicant shall apply for a license from the Select Board, to maintain the existing fence within the public right-of-way, or remove the fence, prior to final sign off on the construction.
4. There shall be no increase in the number of bedrooms; the office will have a minimum four-foot cased opening.
5. Construction hours are limited to 7:00 a.m. through 7 p.m., Monday – Friday, and 8 a.m. through 4 p.m. on Saturdays. There shall be no construction on Sundays or Town observed holidays, absent an emergency.
6. All construction materials and vehicles shall be kept on the Premises.
7. This permit shall not take effect until a copy of the decision bearing the certification of the Town Clerk that 20 days has elapsed, after the decision had been filed in the office of the Town Clerk, with no appeal being filed; or an appeal has been filed within such time, is recorded in Barnstable Registry of Deeds. A copy of the recorded Decision shall be provided to the Zoning Board of Appeals. (Any person exercising rights under a duly appealed Special Permit, does so at risk that

a court will reverse the permit, and that any construction performed under the permit, may be ordered undone).

8. Any deviation, no matter how minor, from the approval issued by this Board, shall be submitted to the Board for approval, prior to implementation of said change. The Zoning Administrator may make a determination as to whether the changes are minor in nature, and can be approved administratively, or whether they will require a hearing for an amendment. Changes made prior to an approval shall be subject to a full hearing, and are at risk that the Zoning Board of Appeals may deny the request.
9. This Special Permit shall lapse three years from the date on which this decision is filed in the Town Clerk's office, if a substantial use of the Special Permit has not sooner commenced, except for good cause shown, as determined by the Zoning Board of Appeals.

True Copy Attest:

  
\_\_\_\_\_  
Member, Zoning Board of Appeals

RECEIVED  
APR 14, 2022 PM 1:26  
TOWN CLERK

\_\_\_\_\_  
Date Filed With Town



## Phyllis Downey

---

**From:** Jim McLoughlin  
**Sent:** Tuesday, September 20, 2022 3:23 PM  
**To:** Phyllis Downey; Noreen Stockman; Maura O'Keefe  
**Cc:** Scott Schluter  
**Subject:** RE: Request for Grant of License-23 Oak Street

Hi Phyllis,  
We have no objection to the requested license for the fence.  
Thanks,  
Jim

**From:** Phyllis Downey <phyllis.downey@falmouthma.gov>  
**Sent:** Tuesday, September 20, 2022 1:12 PM  
**To:** Jim McLoughlin <james.mcloughlin@falmouthma.gov>; Noreen Stockman <noreen.stockman@falmouthma.gov>; Maura O'Keefe <maura.okeefe@falmouthma.gov>  
**Subject:** Request for Grant of License-23 Oak Street

Good afternoon,

Attached please find a request for Grant of License and plan from Sharon and Ronald Nunes to maintain a wooden picket fence located in the town right of way on the west side of the driveway and plantings in the right of way on the east side of the driveway. ZBA decision #003-22 is included with the Request. Please advise if any further information is needed for review of the request.

If approved the Select Board may vote on the request at their meeting on October 3<sup>rd</sup>. If more time is needed the review will be on October 24<sup>th</sup>.

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.*

## Phyllis Downey

---

**From:** Noreen Stockman  
**Sent:** Wednesday, September 21, 2022 1:29 PM  
**To:** Phyllis Downey  
**Subject:** RE: Request for Grant of License-23 Oak Street

I think we are good; I talked to Jim today.  
Thanks,  
Noreen

Noreen H. Stockman  
Zoning Administrator  
Town of Falmouth  
59 Town Hall Square  
Falmouth, MA 02540  
508-495-7462

**From:** Phyllis Downey <phyllis.downey@falmouthma.gov>  
**Sent:** Wednesday, September 21, 2022 9:48 AM  
**To:** Noreen Stockman <noreen.stockman@falmouthma.gov>  
**Subject:** RE: Request for Grant of License-23 Oak Street

Hi Noreen,

Thank you for forwarding the requests that impact the town ROW. Jim McLoughlin reviewed the request late yesterday, please see attached message. Please let me know if the process needs adjusting.

Thanks,  
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:** Noreen Stockman <noreen.stockman@falmouthma.gov>  
**Sent:** Wednesday, September 21, 2022 9:41 AM  
**To:** Phyllis Downey <phyllis.downey@falmouthma.gov>  
**Subject:** RE: Request for Grant of License-23 Oak Street

ZBA will require everyone to get licensed for anything in the Town's road layout. It would be helpful to always check with Engineering, as they will look at impacts.

Thanks,  
Noreen

Noreen H. Stockman  
Zoning Administrator

Town of Falmouth  
59 Town Hall Square  
Falmouth, MA 02540  
508-495-7462

**From:** Phyllis Downey <[phyllis.downey@falmouthma.gov](mailto:phyllis.downey@falmouthma.gov)>  
**Sent:** Tuesday, September 20, 2022 1:12 PM  
**To:** Jim McLoughlin <[james.mcloughlin@falmouthma.gov](mailto:james.mcloughlin@falmouthma.gov)>; Noreen Stockman <[noreen.stockman@falmouthma.gov](mailto:noreen.stockman@falmouthma.gov)>;  
Maura O'Keefe <[maura.okeefe@falmouthma.gov](mailto:maura.okeefe@falmouthma.gov)>  
**Subject:** Request for Grant of License-23 Oak Street

Good afternoon,

Attached please find a request for Grant of License and plan from Sharon and Ronald Nunes to maintain a wooden picket fence located in the town right of way on the west side of the driveway and plantings in the right of way on the east side of the driveway. ZBA decision #003-22 is included with the Request. Please advise if any further information is needed for review of the request.

If approved the Select Board may vote on the request at their meeting on October 3<sup>rd</sup>. If more time is needed the review will be on October 24<sup>th</sup>.

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.*

## MINUTES

1. Review and Vote to Approve Minutes of Meetings: Public Session – June 21, 2021

**TOWN OF FALMOUTH**  
**SELECT BOARD**  
**Meeting Minutes**  
**MONDAY, JUNE 21, 2021 – 6:00 P.M.**  
**SELECT BOARD MEETING ROOM**  
**TOWN HALL**  
**59 TOWN HALL SQUARE, FALMOUTH, MA 02540**

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

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

1. Chair Brown called to order at 6:00pm.
2. Pledge of Allegiance
3. Announcements-none.
4. Recognitions

The Cape Verdean museum is at the Emerald House, Mr. Patterson toured the Emerald house, there is a pictorial history of that cultural group in Town, connects to the Emerald family who lived in that house and along with other immigrants.

Ms. English Braga announced the grand opening of the museum will be on 6/25/21.

Chair Brown sent condolences to the family of Charlie Alferes, owner Carpet Barn, who passed away recently.

5. Public Comment  
Maureen Harlow Hawkes requested an update on when the spare fire truck will be purchased.

**COMMITTEE INTERVIEWS AND APPOINTMENTS**

1. Interview, Vote, and Appoint/Re-Appoint Committee Members:

**Regulatory Boards**

- a. Board of Assessors  
Robert Dolan  
Timothy Skelly

Mr. Patterson motion to appoint Mr. Doland and Mr. Skelly to terms ending 6/30/24.  
Second Ms. English Braga. Vote: Yes-5. No-0.

- b. Board of Health  
Diana Molloy

Ms. Molloy said it is her seventh year with the Board of Health and the most challenging was the pandemic. They have a great team. The most recent issue has been the update of the tobacco regulations in accordance with State regulations that were updated last June. Scott McGann, Health Agent, is a great leader.

Mr. Patterson motion appoint Ms. Molloy to a term ending 6/30/24. Second Dr. Taylor.  
Vote: Yes-5. N-0.

- c. Conservation Commission  
Elizabeth Gladfelter  
Maureen Harlow-Hawkes

**Dr. Taylor motion to appoint Ms. Gladfelter and Ms. Harlow-Hawkes to terms ending 6/30/24. Second Mr. Patterson. Vote: Yes-5. N-0.**

- d. Historical Commission  
Annie Dean  
Johanna Reed

**Ms. English Braga motion Ms. Dean and Ms. Reed to a term ending 6/30/24. Second Mr. Patterson. Vote: Yes-5. N-0.**

Tamsen George

Ms. George has served six weeks, she told the Select Board that she served on the Historic Districts Commission until it merged with the Historical Commission. Her area of interest has been in historic restoration and offers something different to this commission because she has been involved in the renovating of historic homes.

**Ms. English Braga motion approval alternate position ending 6/30/24. Second Dr. Taylor. Vote: Yes-5. N-0.**

- e. Zoning Board of Appeals

James Morse

Mr. Morse resides in Falmouth, he has always been involved with the community, he is a Precinct 6 Town Meeting Member and going into a third term. He has been an active participant during meetings and knows how to read blue prints. He is an attorney in Town, and has interacted well with other members and applicants. He is seeking full board member.

Ms. Scott Price asked if his work as an attorney is a conflict? Mr. Morse said that he will recuse himself if necessary, and that is why they have alternate members.

Mary Patricia Barry

Ms. Barry, Precinct 2, has been an alternate member since 5/2019. She has enjoyed the opportunity to serve the community after 30 years of service at the federal level. The ZBA work is interesting and challenging. She has perfect attendance, comes prepared having reviewed plans and blueprints, conducted site visits, and reviews applicable laws. She has taken classes on MA Zoning laws and regulations, including 40B and the new housing law recently signed by the Governor. She has been a Senior Executive and Manager with nationwide staff involved in public, Indian, and multifamily housing overseeing plans and construction.

Chair Brown noted comments were received from developers regarding decisions without feedback to the developer and felt those decisions were unfair without the feedback. The ZBA Chair told Chair Brown what the reasons may have been. Chair Brown noted if Ms. Barry is reappointed, she needs to respect the responsibility you have in that position regarding the impact on the applicants, so they do not have comments like that from developers.

Ms. Barry stated that when she goes into the job of being a ZBA associate member, she takes it extremely seriously. She would like to know more detail about Chair Brown's statement. The last time she applied she was told she did not have enough experience looking at blueprints, however she has had thirty years looking at blue prints. She has done new construction across the country. She asked who the applicant was, she would like more

information about what the issue is and feels it is inappropriate to provide this feedback in a public forum, she would prefer a direct conversation.

Chair Brown said that he appreciates Ms. Barry's dedication to the job and noted that other Select Board members may have had similar feedback provided.

Gerald Potamis

Mr. Potamis, Precinct 2, this is a quasi-judicial board, and it is important to balance regulatory compliance with common sense, especially when dealing with the inconsistencies and poorly worded zoning bylaw. When it is a regulatory issue you can go to the second best interpretation and the permit can be defensible. He is sensitive to the Town's priorities, applicants desires, and the concerns raised. The permit needs to be defensible. Appealing a decision is expensive for citizens and the Town. He is seeking appointment as a full time member.

Mr. Patterson asked why he was retired by the board for lack of attendance. Mr. Potamis stated he had medical issues, he did not get the excused attendance and is prepared to attend the meetings regularly.

**Ms. Scott Price motion to appoint Mr. Potamis to the full time position ending 6/20/26. Second Mr. Patterson. Vote: Yes-2 (Mr. Patterson and Ms. Scott Price). No-3.**

**Dr. Taylor motion to appoint Mr. Morse to a full voting position. Second Ms. English Braga. Vote: Yes-3 (Ms. English Braga, Mr. Patterson, and Chair Taylor.) No- Chair Brown, Ms. Scott Price.**

T.J. Hurrie, ZBA Chair, said he understands it is Mr. Morse's alternate position up for renewal tonight. Ms. Barry still has her position as alternate.

Ms. English Braga asked if appropriate if Mr. Potamis is open to an alternate position given it was advertised and now available because Mr. Morse is now full member.

Mr. Potamis stated that he is glad to accept the alternate position.

**Ms. English Braga motion to appoint Mr. Potamis to the alternate position term ending 6/30/26. Second Ms. Taylor. Vote: Yes-5. No-0.**

#### Non-Regulatory Boards

##### f. Affordable Housing Committee

Jordan Frye

Ms. Frye would like to be appointed. She has attended meetings since September, was part of the working group chaired by Ms. Scott Price, and part of putting together the report being presented tonight. She would like to help by serving on the committee in a more official capacity.

**Mr. Patterson motion to appoint Mr. Frye to a term ending 6/30/24. Second Dr. Taylor. Vote: Yes-5. N-0.**

Robert Mahan, 65 Peterson Rd., eight year resident stated he lived in subsidized housing which was condemned, and his parents were forced to find new housing.

In his mid 30's he was able to afford to buy his own home, the first home he ever lived in.

Mr. Mahan described his forty-year career in logistics for two Fortune 500 companies. He has

not attended meetings but has read the minutes and is familiar with the housing plan. He would like to make funding for affordable housing sustainable.

**Mr. Patterson motion to appoint Mr. Mahan to term ending 6/30/22. Second Ms. English Braga. Vote: Yes-5. N-0.**

Stephen Craft

Mr. Craft lives in East Falmouth, completed his Urban Planning and Community Development degree with a focus on housing, increasing housing stock, and homeless policy. He works at MA Maritime. He would embrace the opportunity to be an advocate for persons with middle and low income to own homes in Town. He has not attended any of their meetings.

Stephen Craft was not appointed but was encouraged to get involved.

- g. Beach Committee  
Barbara Schneider

**Ms. English Braga motion to appoint Ms. Schneider to a term ending 6/30/23. Second Ms. Taylor. Vote: Yes-5. N-0.**

Jeffrey Billard (incumbent)

**Ms. English Braga motion to appoint Mr. Billard to a term ending 6/30/23. Second Ms. Taylor. Vote: Yes-5. N-0.**

- h. Community Preservation Committee  
Sandy Cuny

**Dr. Taylor motion approval of Ms. Cuny to a term ending 6/30/23. Second Mr. Patterson. Vote: Yes-5. N-0.**

Michael Stone (incumbent)

**Ms. English Braga motion approval of Michael Stone to a term ending 6/30/24. Second Dr. Taylor. Vote: Yes-5. No-0.**

- i. Cultural Council  
Stacey Wiessbock-unable to attend tonight's meeting.

Ms. English Braga noted there are seven vacant positions on this council and encouraged people to apply.

**Dr. Taylor motion appoint Ms. Wiessbock to a term ending 6/30/24. Second Ms. English Braga. Vote: Yes-5. No-0.**

- j. Water Quality Management Committee  
Kenneth Foreman

**Dr. Taylor motion appoint Mr. Foreman to a term ending 6/30/24. Second Ms. English Braga. Vote: Yes-5. No-0.**

- 2. Vote committee reappointments (blanket vote, list in packet)  
**Mr. Patterson motion approval of the committee reappointments. Second Ms. English Braga. Vote: Yes-5. No-0.**

Kathleen Haynes noted one member, Ms. Douglas, has been absent consistently throughout her nine years on the commission. Another person, Mr. Grunden, missed five meetings and five meetings for the Transportation Management Committee, which she replaced this week on request of the Chair. Ms. Haynes does not know what Mr. Grunden's priorities are.

Chair Brown noted that the Board has Ms. Hayes' letter. If you miss 4 meetings in a row, you are disqualified.

Ms. English Braga noted she represented Mr. Paul Grunden, so she will not vote on that individual.

**Ms. Scott Price motion not to reappoint the two names from blanket vote (Ms. Douglas and Mr. Grunden). Second Mr. Patterson. Vote: Yes-4. No-0. Abstain-1 (Ms. English Braga)**

3. Interview, vote, and appoint applicants for the Sandwich Road Fire Station Building Committee

a. Patrick Callahan-not present

b. John J. Elliot

Mr. Elliot has over 18 years Falmouth Fire Rescue Department (FFRD) service as Assistant Master Mechanic, hopes to offer some insight and information on building the station. There will not be mechanic work done at the new station.

c. Karen Dusini

Moved here from Vermont, worked at Champlain College, and during that time oversaw thirteen new buildings and some rehabilitations. She has the time to volunteer.

d. Richard Bowen-not present

e. Peggy Nickerson

Ms. Nickerson, Precinct 3 Town Meeting Member, was on Senior Center Building Committee. She works for local state agency and her job is procurement of construction.

f. George Rogers

Mr. Rogers, Maravista Ave., three year resident, served on the fire station location committee; has 35 years experience as the Fire Chief in Bridgewater. He has a good perspective of the needs, and was the Project Manager in the Bridgewater Fire Department Substation building in 2001.

g. Christian T. Valle

Mr. Valle lives in East Falmouth most of his life, served on the Historic Commission and the Edward Marks Committee, his family owns residential/commercial construction in Town. He understands the components that go into building. He is one of the owners of Valle Group, they employ 28 employees in Town.

h. Boyd DeMello

Mr. DeMello worked for the FFRD for 33+ years, last 10 years as an inspector, and has a working knowledge of buildings and fire code. Worked on the FFRD Headquarters renovation committee. He was a member of Falmouth Youth Hockey during the construction of the new ice rink, which is serving the community well. He is a lifelong member of Falmouth.

The Select Board noted that Marc Finneran, Chris Simmler, and Edward Pride have been interviewed.

**Dr. Taylor motion to appoint Ms. Nickerson. Second Ms. Scott Price. Vote: Yes-5. No-0.**

**Dr. Taylor motion to appoint Mr. DeMello. Second Ms. Scott Price. Vote: Yes-5. No-0.**

Mr. Patterson motion to appoint Mr. Callahan. Second Dr. Taylor. Vote: Yes-4. No-1. (Ms. Scott Price)

Mr. Patterson motion to appoint Mr. Valle, Second Dr. Taylor. Vote: Yes- 4. No-1. (Ms. Scott Price)

Ms. Scott Price motion to appoint Mr. Simmler. Second Mr. Patterson. Vote: Yes-5. No-0.

Chair Brown motion to appoint Mr. Rogers. Second Ms. Scott Price. Vote: Yes-5. No-0.

Ms. English Braga motion to appoint Mr. Finneran. Second Mr. Patterson. Yes-4. No-1. (Dr. Taylor)

#### SUMMARY OF ACTIONS.

1. Licenses- none.

- a. Application for seven special one-day wine & malt beverages license-Barnstable County Agricultural Society-Barnstable County Fair-1220 Nathan Ellis Highway, East Falmouth-from July 19 through 25, 2021, from 4:00 p.m. to 10:00 p.m.

Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.

- b. Application for special one-day wine & malt beverages license-WM Cycling Events, Inc.-Really RAD Festival of Cyclo Cross-Barnstable County Fairgrounds-1220 Nathan Ellis Highway, East Falmouth-from November 13 and 14, from 9:00 a.m. to 5:00 p.m.

Ms. English Braga motion approval. Second Dr. Taylor. Vote: Yes-5. No-0.

- c. Application for change of entertainment license for Shipwrecked, LLC located at 263 Grand Ave., Falmouth

Mr. Patterson motion to approve. Second Ms. English Braga. Amended by Mr. Patterson to include outdoor music that will not extend beyond the property line. Vote: Yes-5. No-0.

Public comment:

Paula Lichter, read an email into the record, Dave Buzanoski 32 Lucerne Ave., President Maravista Falmouth Heights Association. Issue is matter of volume, reoccurring issue with outdoor entertainment. Because of the smaller lot sizes, higher population density, has impact on neighbors. Volume must be reasonable and not offensive to neighbors and the community. Ms. Lichter, supports outdoor dining, she hopes temporary licenses become permanent and read a statement into the record, asking for a policy regarding outside entertainment regarding volume limits. Music is meant to be background music. Ms. Lichter reviewed other licenses approved by the Select Board and wording on the licenses. She had dinner at Shipwrecked, the background recorded music was a good level, she and her friend could talk. She hopes live music will be similar; she would like similar language to the license, limiting the volume so that it benefits the patrons, not the neighbor. She provided the Select Board with a copy of her own written statement that she read.

Dave Buzanoki was present.

Maureen Kelley, Falmouth Heights, she welcomes the Shipwrecked Restaurant into the neighborhood, and she is happy with the music.

- d. Application for Special One-Day Wine and Malt Liquor License and Sunday Entertainment License-Shipwrecked, LLC-ASICS Falmouth Road Race Post Party-263 Grand Avenue (Shipwrecked/Heights Hotel property)-Sunday, August 15, 2021-10:00 a.m. to 6:00 p.m.

**Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

- e. Application for a Lodging House License for Heights House located at 25 Harbor Avenue, Falmouth

**Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-4. No-0. Abstain-1. (Ms. English Braga)**

Ms. English Braga disclosed she has done work for Ms. Kelly and her husband not related to this and recused herself from the vote.

2. Administrative Orders-none.

- a. Vote to expend \$109,000 from AFCEE Mitigation Funds for a Herring Brook Nutrient Threshold Study

Amy Lowell, Wastewater Superintendent, these funds were originally intended to offset the nutrient impact of the Base's wastewater treatment plant discharge on south coast watersheds. This is applicable because talking about allocation of the money for nutrient threshold study of Herring Brook which is not on the south coast but is related to the Town's existing wastewater discharge permit for the wastewater treatment plant, and the wastewater treatment plant site does serve most recently the Little Pond Watershed and, planning for the Great Pond Watershed which is just east of that which was originally under that umbrella of concern from discharge at the base.

**Dr. Taylor motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

- b. Vote to accept donation from The Falmouth Men's Club in the amount of \$500.00 to the Recreation Department Donation Account

**Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

- c. Vote to approve an exemption from the conflict of interest law prohibition on holding more than one position, G.L.c.268A, s.20 for Adam Souweine

This is for a part time receptionist who wants to work as seasonal employee as well.

**Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

- d. Vote to approve request from The 300 Committee Land Trust, Inc. for a Conservation Restriction of the Hallman and Ladd property located at 0 Kane Way, Falmouth

**Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-5. No-0.**

3. Special Events

New-Recommended:

- a. Community Memorial Service-Falmouth Clergy Association Lawn-Sunday, 6/27/21-6:00 p.m.-6:30 p.m.

**Ms. English Braga motion approval. Second Dr. Taylor. Vote: Yes-5. No-0.**

Fee Waiver Request:

- a. Request for a waiver/reduction of special event permit fee-Cape Cod Guang Ping Tai Ji Quqn Club-Marina Park

**Dr. Taylor motion approval. Second Mr. Patterson with condition that the applicant will clean up any litter debris. Vote: Yes-5. No-0.**

## **PUBLIC HEARINGS**

1. Application for an Alteration of the Licensed Premises of an All Alcoholic Common Victualler License- Chapaquoit Grill, Inc. located at 410 West Falmouth Highway, West Falmouth. Continued from April 26, 2021; May 24, 2021; June 7, 2021.

**Ms. English Braga motion to continue to 7/12/22 at the applicant's request. Second Mr. Patterson. Vote: Yes-5. No-0.**

2. Wetland/Dock Hearing-Ladyfair, LLC for permission to maintain and repair an existing licensed pier landward to regain access to the pier and to replace decking in and over the waters of Eel; Pond located at 44 Jewelers Avenue, East Falmouth. Continued from June 7, 2021.

Ms. English Braga read the hearing notice.

Michael Borselli, Falmouth Engineering, was present representing the applicant. The dock sustained damage over the last several years, reviewed a picture of the area via computer. Currents have eroded the western shoreline and caused portions of this dock to be damaged. Changes since 2011 were reviewed. Proposing to rebuild it in the same configuration it had been when it was constructed and licensed. Reviewed the construction plans, sections being rebuilt, public access is provided under the dock. The Conservation Commission issued an order of conditions.

Public comment: none.

**Mr. Patterson motion close the hearing. Second Ms. English Braga. Vote: Yes-5. No-0.**

**Dr. Taylor motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

3. Application for an Alteration of the Licensed Premises of an All Alcoholic Common Victualler License- Qhog, Inc. d/b/a Quahog Republic Dive Bar, 97 Spring Bars Road, Falmouth. Application has also been made for an Automatic Amusement Device License.

Ms. English Braga read the hearing notice.

Tom Hughes, owner, is requesting to amend the liquor license to extend to the adjacent vacant unit next to their location to make into a game room. If there are three lanes of darts, tables will be there to put drinks down, but no seating. Supervision will be performed by staff in that area periodically and use of cameras.

Public comment: none.

**Ms. English Braga motion to close the hearing. Second Ms. Scott Price. Vote: Yes-5. No-0.**

**Ms. English Braga motion approval. Second Mr. Patterson. Vote: Yes-5. No-0.**

## **BUSINESS**

1. Discussion/update on COVID-19 issues  
Vote to affirm ending of temporary masking order for municipal government buildings as of July 6 with masking advisory order to remain in place.

**Dr. Taylor motion to end as of 7/6/22 and implement a mask advisory. Second Mr. Patterson. Vote: Yes-5. No-0.**

2. Status Update, Federal ARPA Funding

Mr. Patterson noted it is important to put out requests for proposals to be able to move forward with broadband services.

Mr. Johnson-Staub said the recent summary from MA Department of Local services was confusing regarding broadband. A more detailed definition of how a community qualifies includes asking do you meet the criteria as underserved or unserved; and this threshold was discussed. There are a couple of layers, but the system has the capability for over the minimum threshold. Second threshold is if you use this money to build out broadband, the new system must be at a certain performance level.

Jennifer Mullen, Finance Director, made a PowerPoint presentation, reviewed eligible uses. These funds are audited, and quarterly reports are made to the Treasury on how we are spending these funds. There does not appear to have been a revenue loss. The most flexibility is in revenue losses, the funds can be used for other uses.

The Town has been granted \$3.2 million, it must be obligated by 12/31/24 and spent by 12/31/26.

Mr. Patterson said the request from the group creating the broadband is \$200,000 for an engineering study that would put us in the shovel ready position for that project. Dr. Taylor agrees that we need to do it but would need to know it is applicable to this federal grant and, if not, find the funds somewhere else.

Ms. Mullen said that to qualify for this federal grant the Town needs to spend the money, head the project themselves and spend the money themselves.

3. Report-Coastal Resiliency Action Committee

Charles McCaffrey, Chair, presented the computer presentation.

Increases in natural forces that shape our coastline, hurricanes, tropical storms, sea level rise, flooding, northeasters, erosion; the character of the shoreline is created by these forces. They are increasing due to climate change. The hazard is when development exists where they are creating dynamic change in the shoreline area.

Hurricanes are expected to increase in frequency and intensity, there has not been a hurricane here in thirty years. Storm surge is the major concern.

Sea level rise can be expected to rise four feet by 2070; extensive Town infrastructure and other assets are at risk. Estimate 849 existing principle structures, primarily residential, will be seaward of high tide by 2070; they may be under water all the time or twice a day if in the tidal zone. Impacted by storms, flooding, groundwater, and erosion.

Flooding resulting from major rain events will become more intense and frequent.

Northeasters are often several days in duration and have effects on the shoreline.

Shorelines are dynamic, forces from wind, waves, storms, and sea level rise naturally moves sediment and creates the beaches, dunes, and wetlands that characterize the Town's shoreline. If there was a beach and dune system here, that would attenuate the storm surge and it may not extend as far inland. The best resilience would be wide beaches with dunes, and then development.

Vulnerability Assessment looked at the public infrastructure, the model was applied to private development to identify that 849 houses would be seaward of high tide by 2070.

Recommended actions: administrative actions, physical projects, regulations, education, policy adoption, planning studies, and further research. You have to engage from a variety of actions. We want to protect the Falmouth of the future, which will not be the Falmouth of today. Create a more resilient Falmouth.

Recommend the Select Board have an advisory committee. The entity responsible for actions now needs to be the Select Board, need staff dedicated to coastal resiliency, hire a Coastal Resiliency Coordinator, begin acting on the options presented in the Surf Drive Study which included four visions. There are options within a more natural approach that can be considered. There will likely be significant state and federal funds available for making infrastructure more resilient.

Physical Projects including protecting Main Street are with a berm; move sewer from the Trunk River area; portable facilities at Town Beaches; relocate or raise the Shining Sea Bikeway; and several other projects that are identified in the Vulnerability Assessment and Surf Drive study.

Regulations; without good regulation there is not anything that some people will not do. We need to adopt the official projection for sea level rise that we are basing our decisions on; restrict new development in the velocity zone; phase out development in areas projected to be below high tide by 2070; amend standards in land use regulations to better reflect risks; provide for transfer of development rights; adopt rules and regulations for the Select Board special use permit for wetlands that fully consider effects on coastal processes; require Town agency actions to be consistent with Town Coastal Resiliency Policies. Education; increase neighborhood outreach, engage students, and targeted community signage.

Policy adoption by revising the Coastal Resiliency policies of the local comprehensive plan to reflect those of the Commonwealth as found in the Coastal Zone Management Program.

Planning studies should be done by the Planning Board similar to the Davis Straits Study. FEMA Hazard mitigation plan must be updated by 2022. Replicate the Surf Drive Study for other neighborhoods.

Further research is recommended including quantify sediment transport pathways and sediment resources, along with research into legal issues.

The final report will be done in the next week or so. Included are the State policies and existing comprehensive plan policies.

Ms. English Braga noted this process is very valuable, the level of detail that the committee provided is a tool that will benefit the Town. Thanked the committee for taking an enormous topic and made it as solution or action oriented as possible, given we are talking about legal questions.

Mr. Suso noted once the report is presented, it is posted on the website. The PowerPoint presentation can be posted and then the written report when available.

4. Discuss Indoor and Outdoor Options for June 28 Special Town Meeting

**Ms. English Braga motion to have the Special Town Meeting indoors. Second Mr. Patterson. Vote: Yes-5. No-0.**

Mr. Suso said that Town Moderator Vieira said the Special Town Meeting would be in the Falmouth High School Field House at 6pm one week from tonight. The meeting will be operated similar to the previous Town Meeting; with masking and social distancing, removing masks when speaking at the microphones.

5. Discussion on Proposed Machine Gun Range-Joint Base Cape Cod (JBCC)

Colonel Porter, Base Commander for Camp Edwards, provided an update where they are; gone through the MEPA process, there was a no significant impact finding. Science Advisory Council made a unanimous decision that the range is in full compliance with applicable law. They are awaiting the Community Advisory Council opinion to make sure the communities have proper representation on the council. The format for a public meeting would need to be dedicated to that one subject, Colonel Porter is willing to coordinate the meeting.

With the (Environmental Management Commission) EMC meeting scheduled for 7/12/21, the Select Board wanted citizens to be able to comment on what they know so far.

Mr. Patterson asked about the impact on the sole source aquifer; how much of the propellants may affect the aquifer. Colonel Porter said that was looked at and they are monitoring wells at the firing line to ensure the soils are tested at the line and berms to make sure there is not migration of the chemicals into the aquifer.

The Cape Cod base is the only one with this much available land, other ranges are hundreds of miles away. It has been a burden on soldiers, so they need to extend their weekends so that soldiers can get the training needed.

Chair Brown asked for peer review because of a lot of comments that the environmental studies are being done in house by the National Guard and may need more scrutiny.

Colonel Porter suggested a public meeting in July 2021. They have been doing an exceptional job cleaning up the contamination from previous projects. People were not at the meetings, it was mentioned at Select Board meetings as well, but not in detail. There were hundreds of hours on briefings for the public that the public did not attend. He offered the public to reach out and they will give a tour of the project. It is always available. Possibly a weekly tour with the public may be a better way of showing the public.

Mr. Patterson would like access to some of the studies done, particularly environmental pollution.

Ms. English Braga said if reaching out and publicizing, holding large public forums that gets coverage in the paper because it is not a regular meeting, is part of the process. The level of presentation Ms. English Braga, Chair Brown, and Mr. Suso attended was the kind of detail most folks expected with something so significant. She suggested people want to make their comment, the public meeting should be a special meeting, maybe a Saturday meeting with the presentation and then accept feedback.

Ms. Scott Price asked if there are any other sites comparable to what we have here that could act as a model? Colonel Porter said probably, but not that he knows of. Every installation has concerns on different things, here the sole source aquifer is the main concern.

Chair Brown said that the scientific community has questions that they have sent the Select Board. Chair Brown felt it appropriate for another public meeting and with the base environmental team.

Sandy Faiman-Silva, Precinct 2, reported having a citizens committee with hundreds of allies locally, Cape wide, and nationwide, along with organizations. They have questions about what happened to the promises that were made in the past. More than \$1.4 billion spent on cleaning up the toxic pollution and it is not cleaned up; it is still being cleaned up. The Select Board invited JBCC but did not invite her organization. She noted the MA DEP report on water quality was received, and she quoted from that regarding the single Sagamore lens that is the water supply. It lays under the 15,000 acres at issue. JBCC has over 30 endangered and rare species, microenvironments of three types of forest, these areas were polluted and not yet cleaned up. In 1998 a memorandum of agreement was entered into with MA Military Reservation to promise not to undertake any activities on that land that would threaten the water supply. The wildlife and the sole source aquifer water supply would be protected, it was designated as a critical environmental concern. In 2002 it was protected land and prohibited activities that would potentially repollute the sole source aquifer. JBCC personnel have offered to use this as an eight-lane machine gun range because it will reduce travel time to the soldiers that train there, and that is not a sufficient reason. The land JBCC sits on is owned by the Commonwealth and under a lease agreement. They are going to cut down 170 acres of trees and replant trees; but if you have a microenvironment, you cannot move and reproduce it a few miles away. The upper 15,000 acres is protected land, and the proposal to build the machine gun range on a sole source aquifer is a poor plan. Mixed pine oak forest is a very rare environment, most have already disappeared in Southeastern MA. Most of the endangered species may be moths. She sent documents to the Select Board. There was a citizens advisory committee in the late 1990's, a book was written regarding the topic, the public stopped attending meetings because they believed the agreements would be honored.

Then she found the Science and Citizens advisory committees' meetings were not being held for years, there are no meeting minutes or evidence they were holding meetings. These committees did not have a quorum. In August 2020, a small ad was published in the Cape Cod Times announcing a 30-day open period for public comment on the machine gun range and encouraged comments. She and others she talked to were in shock that this was happening. Now PFAS are being found there, which is also related to base activities. Why can't this range be done somewhere else? Devens could build a larger facility that would have less impact on the environment. They go to Ft. Drum, they go to Vermont. They could purchase energy efficient buses. The Science Advisory Council acknowledged the environmental standards are not sufficiently up to date and do not include carbon sequestration issues and other issues under consideration as they think about polluting and toxic effects.

Ms. English Braga noted we are not going to have discussions at different times, we will bring everyone together. The conversation was let's find out when they can do a presentation so we can have a full public discussion. It does not make sense to bring in one side on one day and the other side on another day. The Select Board will have everyone come together at the same time. Ms. English Braga noted a letter was sent, the Select Board did not know about this project when there was a 30-day public comment period, and the Select Board requested it be extended.

Chair Brown read an email he received from State Senator Susan Moran calling for suspension on any action on a machine gun range on JBCC.

Chair Brown noted many letters and emails have been received with request by the writer to be read into the record. Rosemary Carey's letter was acknowledged, Dr. Taylor read the letter into the record.

Marc Finneran stated they listened to the letters and people speaking for 20 minutes, they keep trying to equate sins of the past with a machine gun range. Most drinking water comes from copper pipes, if they have science behind them, why has no one provided us with the potential damage that will be done by having a machine gun firing range. They are not doing as they did in the past.

Chair Brown noted another meeting with military representatives and the public.

6. Acting as Trustees of the Falmouth Affordable Housing Fund (FAHF), Discussion and Vote update to FAHF Funding Guidelines.

Mr. Johnson-Staub provided an overview, the FAHF working group looked at applications and policy of escalating costs of housing, it is the recommendation of the group that the Select Board amend current funding guidelines to allow for up to \$100,000 per unit.

**Dr. Taylor motion approval to allow for up to \$100,000 per unit. Second Mr. Patterson. Vote: Yes-5. No-0.**

7. Acting as Trustees of the Falmouth Affordable Housing Fund, Discussion and Vote on amended application from Falmouth Housing Trust for \$260,000 to construct three affordable, single family houses on Lewis Neck Road

The Select Board was asked to defer the action on the Lewis Neck Road amended application, which calls for three units. There are issues being worked out with the ZBA.

The Select Board deferred action at this time.

8. Acting as Trustees of the Falmouth Affordable Housing Fund, Presentation and Vote on application from Falmouth Housing Trust for \$85,000 to secure a deed restriction in perpetuity and thereby preserve the affordability of one single-family house located at 2 Esker Place

Mr. Johnson-Staub commented that this is a request to rehabilitate an existing deed restricted unit that fell into disrepair; it was vacant for a long time. Cost of \$325,000, this would be a portion of that rehabilitation cost; includes septic work. Recommended by the working group.

**Ms. English Braga motion approval. Second Dr. Taylor. Vote: Yes-5. No-0.**

9. Affordable Housing Committee-Proposed Revenue Sources for Falmouth Affordable Housing Fund

Ed Curley, Chair. The undersupply crisis is the result of increasing prices. The median cost of a house in Falmouth has almost doubled in the last five years. The working group produced a report identifying multiple funding options for the FAHF.

Wayne Lingafelter, E. Falmouth resident. He served on the revenue working group. He reviewed the Working Group guiding principles. Emphasis was placed on learning from other Cape communities; the alignment they saw between the identified funding sources, and the populations most in need of a robust housing program. Hotel motel, short term rental, restaurant and meals taxes are aligned with the workers' housing needs. The financial objectives were derived from the Falmouth Housing Production Plan, calls for 74 affordable housing units to be constructed each year. The annual target was \$65,000, and that has increased to \$100,000. Mr. Lingafelter made a PowerPoint presentation and reviewed nine potential funding sources. Identified three types: new sources, expanded sources, and proposals to redirect existing revenue to fund it in these difficult times. The list comes up short of the objective they set out to achieve, that is \$4.4 million. Even with increase of subsidy level, we are well below the target. The Select Board, Town administration, and community will need to make choices that prioritize funding for affordable housing so the community housing crisis can be addressed in a meaningful way.

Reviewed the proposed timeline and action items including:

6/1/22: Affordable Housing Committee Working Group Funding Plan released to the public.

6/21/22: Presentation of the report to Select Board.

June through July: Presentation to Town Committees and Community Boards and solicit input.

August: Draft Town Meeting warrant articles presented to Select Board by Affordable Housing Committee.

September: Final Funding Plan for Falmouth Community Housing published.

October: Select Board issues final warrant articles for funding options to Town Meeting.

November: Town Meeting vote.

Ms. Scott Price led the group until appointed to the Select Board and stated the committee put in at least 30 hours collectively on this, the items in the report are well researched and thought out.

Mr. Patterson noted the residential tax exemption is not reflected in the report. If we are serious about affordable housing, we need to look at all sources and he hopes we take this report seriously.

Ms. English Braga hopes they emphasize the level of crisis we are at for the fundamental change that will occur to this community when we no longer have people who work in the services we all enjoy. When those individuals cannot reside in our community, it changes the fabric of the community and the impact on quality of life here. We already have an employment crisis, this used to be a place college students could get a summer rental and work for the summer; that does not happen anymore. There are no places for employees to reside anymore. Accept that this is going to change who we are as a Town and once that occurs, you really cannot pull that back.

Dr. Taylor noted they have been talking about affordable housing for a long time, we are at a crisis level, and it is incumbent upon the Select Board to do something. This is a great report, the timeline is aggressive, and the time is now. It is time as a Select Board to ask the community to put their money where their mouths are; we do not have the housing, and the fabric of our community will change.

Chair Brown said that young people are looking off Cape and at other states because it is more affordable, and they can work remotely. Losing our families' ability to live here. He is in support of all revenue from

Airbnb tax going into this fund, he does not want to increase hotel/motel tax another percentage; they are not directly causing the affordable housing shortage as much as short-term rentals are. Community Impact Fee may be needed, and we would be the first community to do so.

Ms. English Braga stated they could have all the money in the world but need the community to embrace opportunities for redevelopment and open spaces. Affordable housing is not a negative, we need to break down the prejudices and stereotypes, racism, classism, and the Select Board needs to push back much harder when we get the pushback about yes its good, but not here.

Mr. Lingafelter noted this is a draft report, the comments the Select Board made tonight is the kind of energy needed for this crisis.

Karen Bissonnette, Affordable Housing Committee, she would like a commitment from the leadership of this Town to talk about a bond. Builders and developers may do it if the money is there. It is very hard to build affordable housing, and they need the money there. Interest rates are low, another town borrowed \$6 million at half a percent. We need to do it soon because rates will go up.

10. Approve Request for Sign Variance-Promotional Signage-Molly's Parking  
Ben Mezzacappa, owns 29 Depot Ave and Molly's Parking, asked if they could have a two-year period. Three signs, on premise, off premise, and hand held sign.

**Mr. Patterson motion approval. Second Dr. Taylor. Vote: Yes-5. No-0.**

11. Discussion and Appointment of two Select Board Members to the Davis Straits Joint Working Group  
Mr. Suso noted items 11 and 12, both would be governed by the open meeting law.

Makeup of the group will be two members from the Planning Board, two members from the Select Board, one community member at large. The Zoning Board of Appeals is not on this because it is creating a district.

Ms. Scott Price and Ms. English Braga will be on this group.

**Dr. Taylor motion to appoint Ms. Scott Price and Ms. English Braga to the working group. Second Mr. Patterson. Vote: Yes-5. No-0.**

12. Discussion and Vote on Appointing a Working Group for FalmouthNet

Art Gaylord, member of the Board of Directors of FalmouthNet. Since the feasibility study was done, FalmouthNet has been working on seeing what would be needed to advance a project. Potential makeup of that group was offered by Mr. Gaylord, FalmouthNet member, Select Board member, Town administration representative, Finance Department, Finance Committee, and the DPW.

Chair Brown said if the Town Manager appoints a working group, it will be subject to the open meeting law.

Mr. Johnson-Staub explained the trigger for open meeting law is if the group advises the Select Board, it is subject to the open meeting law. If the group advises the Town Manager, it is not subject to the open meeting law.

Mr. Gaylord said there are broader issues, what is the Town's thought of engagement of this, is there a preference for a private or public project? Funding, through bonding, grants, private funds; what is the Town's opinion?

Peter Stark, E Falmouth, worked for 33 years in telecommunications site infrastructure. He is familiar with the requirement for fiber for 5G and the current. It is important to have an open meeting. The recent news announced by some big carriers out there, wireless carriers announced they are getting into the fixed

wireless access business. This is using a fiber network, but most expensive part to get it to home is that last few hundred feet. Plan being proposed is for the company to go install their fiber. They likely already have it, Verizon has many cell sites along Bristol Beach and Falmouth Heights Beach, so they must have fiber down there. He read the feasibility from November, recent acquisition of spectrum and announcement about carriers access, how does that play into the feasibility study done in 2020? You have the Covid effect, how accurate are the numbers today? There are other residents that have a concern, something has to be done about it, but there are a lot of questions that need to be answered; financial and competitive. There will be more competitors who will come in here. Dish is building out a 5G network nationwide, wants to build the most robust network out there.

Mr. Gaylord stated the committee is very familiar with all of those technologies, companies have never invested in the Cape. It is a matter of return on investment, the big companies are beholden to their stock holders and will do their business somewhere they can get the most. It is a matter of the Town to take its own initiative. With potential infrastructure money coming from the federal government, the longer we wait the harder it will be to get the people they need. Millimeter wave did not work for the area.

Membership will be one member from the EDIC, one Select Board member, member from the Town administration, Finance Committee member, and DPW member.

**Ms. English Braga motion approval of that format, Second Ms. Scott Price. Vote: Yes-5. No-0.**

13. Presentation of Transportation Management Committee Report on Steamship Authority

Ed Dewitt, Chair, reported that last July they had the Transportation Management Committee's first meetings, one area is thirty years of dealing with the Steamship Authority (SSA), that is the one area that drives people the most crazy--freight operation, trucks. They reached out to the US Maritime Association, they said they do not do that kind of work but have money that can be used to look at this; one initiative they are trying to push is connecting freight from the interstate highway to the maritime. In January they got word from Mr. Sayers who said they are running out of options and would need to look at 24-hour freight operation Woods Hole to Martha's Vineyard. A report twenty years ago suggested New Bedford operations was needed. They wanted to get a grant to look at that; so they are first asking the Select Board to send a letter that says the SSA should pursue this grant. The SSA already started to do this, Mr. DeWitt was told they were pursuing it. The problem is the island is invested in the status quo, they like what is going on and are not dealing with the impacts on the mainland. The message is the Falmouth Select Board felt so little of this, they never considered it; they never sent anything. They would like the Select Board to add that request to the letter, in support of securing grant funding for determining what a 2021 operation would look like. Maybe they need to figure out what is going on or reach out to Somerset regarding Brayton Point, for bulk freight and pushing bulk freight.

**Ms. Scott Price motion approval to send a letter. Second Mr. Patterson. Vote: Yes-5. No-0.**

Mr. Dewitt said he had a conversation with Senator Montigny, who said New Bedford should be the center of all the ferry operations, but recently changed his mind. Dr. Taylor noted the New Bedford waterfront has changed over the last five years. Mr. DeWitt believes it is still there, they are trying to determine how much of the shore will be used for offshore wind. It is important for the Town to say we really think they should put an effort into getting a New Bedford representative.

Ms. Scott Price asked what the process is to add representation to the task force? Mr. DeWitt said because it is the SSA task force, it is up to them.

Ms. English Braga said New Bedford is watching the struggles we have, they may be weighing choices in front of them, and their lack of participation speaks to the fact there is no clear path in terms of that desire.

Mr. DeWitt said if New Bedford is not going to be involved, they should be removed from the authority.

Ms. Scott Price suggested directing the letter to the SSA stating they would like to know if New Bedford will be appointing someone, if not then Falmouth would like that position back.

Mr. DeWitt said that Mr. Sayer has certain biases, and you would likely like someone more neutral to run these meetings; a professional facilitator will be able to be neutral.

Chair Brown said Falmouth asked the SSA to create this task force, now asking them to ask New Bedford if they will cooperate and get their vote back. A second letter should go to the City of New Bedford.

**Dr. Taylor motion to direct a letter to the New Bedford Mayor asking for participation in the task force and, if not, ask if there is interest to continue to be a voting member. Second Ms. English Braga. Vote: Yes-5. No-0.**

Mr. DeWitt said in their review of the minutes, there were opportunities for outcomes to come out of some meetings. In terms of bulk freight and relieving roll on roll off. Half the trucks they are carrying are empty. Bulk freight has been under considered by the islands.

Ms. English Braga said that if it comes to getting trash off the island and there are complaints from Falmouth, Falmouth will lose every time. It will end up being a priority of need and concern; that is what makes the legislation to create the SSA so strong.

Mr. DeWitt said Falmouth needs to be better bargainers, by good planning there are alternatives to trash trucks and these are identified by the island; it requires an initial investment in the technology. The facility would be contracted. The consultant to the SSA is working on the grant.

Ms. English Braga noted it would be beneficial for both sides to have an intermediary and all interests will be weighed the same.

Paragraph #3

**Ms. Scott Price motion include in the letter support of a facilitator because of the issues Falmouth raised, and want more objectivity in the facilitator. Second Ms. English Braga. Vote: Yes-4. No-2. (Dr. Taylor and Chair Brown)**

According to Mr. Dewitt #4 the 5:30 am boat, used to be a 10 pm boat that was underutilized. Easiest way to schedule is to put to at the beginning of the schedule. In their meetings with the SSA, there is slack in the schedule, by 2:00 pm they could have worked that boat in without having a 5:30 am boat. The group said they can have the 5:30 am boat this year, but not next year. The committee and others gave the SSA an outline of what they should do. He does not believe there will be a 5:30 am boat next March or May. The last 5:30 am boat will be 10/18/21. The 5:30 am boat is not necessary for the SSA to meet their mission statement.

**Dr. Taylor motion approval of item #4. Second Ms. Scott Price. Vote: Yes-5. No-0.**

Paragraph #5 addresses Optimization--to reduce partially loaded trucks.

Ms. English Braga asked what is in it for the Steamship Authority?

Mr. DeWitt said they can reduce operational costs.

**Ms. Scott Price motion approval of the rewording, remove the second sentence in paragraph 5 and reword. Second Ms. English Braga. Vote: Yes-5. No-0.**

Ms. English Braga suggested sending an invite to Senator Moran for a presentation of her legislation, along with the other two representatives and give opportunity for the public at large to look at it.

Deferred paragraph 6.

Proposal to make Crane Street and County Road no truck traffic 10pm-6am, that was so targeted at the SSA, they could challenge it in court saying they feel it was directed to them. The committee felt Town staff should put together a quiet hours bylaw based on noise measured by equipment over some period of time, they could petition to have an area posted to whatever the nuisance is that impacts the residential area.

Dr. Taylor asked the Chair if it would be appropriate for the first piece of the action items and communicating with SSA that these are things the committee is asking the Select Board to direct the Town Manager to put it into action. She suggested 1-3 and 1-4 not be moved on at this time. Ms. English Braga agreed.

Mr. DeWitt said paragraph #3 is most important, iron out the terms, use the Barnstable agreement as a guide. What is to provide "adequate transportation"? No one on the SSA could come up with an answer to the question of what is to provide "adequate transportation". Coming up with a memorandum is most important.

Take all other paragraphs under advisement but look at #3 and the Barnstable agreement. Dr. Taylor is not comfortable voting or putting these into action at this time. Mr. Patterson agrees.

Ms. English Braga noted these are helpful things, we can engage in them, however, not vote on them tonight. Mr. Patterson commented that it is more difficult than this suggests.

Mr. DeWitt left a copy of the Barnstable Agreement and will email it to the Select Board members.

#### 14. Review Committee Liaison Assignments

Historical Commission and Energy Committee reassigned for Nancy Taylor. Ms. English Braga reminded the Select Board that the liaison role is not to be another member of the committee, it is to be that point person directly with that committee, go if there is something big coming down: 1. The Select Board Member be able to go to all the meetings and 2. Those committees should drive the agenda, the liaison is not to participate so that we are driving their agenda.

Ms. English Braga:

Agricultural Commission  
Bike and Pedestrian Committee  
Board of Health  
Solid Waste Advisory  
Energy Committee  
Historical Commission

Ms. Scott Price:

Zoning Board of Appeals  
Golf Advisory  
Library Board of Trustees  
Falmouth Housing Authority  
Recreation Committee  
Affordable housing

Dr. Taylor:

Affirmative Action Committee  
Cable Advisory  
Commission on Disabilities  
Commission on Substance Use  
Council on Aging  
Veteran's  
Human Services Committee

Chair Brown likes the committees he is on at this time.

Mr. Patterson:

Community Preservation  
Conservation Commission  
EDIC  
Finance  
School  
CCRTA Advisory Board

Mr. Suso will send the list to the Select Board members.

15. Review and Vote to Approve Minutes of Meetings- none.  
Public Session  
April 5, 2021  
June 7, 2021

16. Individual Select Board Members' Reports-none.

17. Town Manager's Report

Mr. Suso attended the Annual Day of Portugal on 6/12/21; Ribbon cutting dedication of the New College Opera Company facility 6/13/21; and Ribbon cutting and tour of Martha's Vineyard Savings Bank, Business after hours.

Precinct 1 and 2, 5, 8, and 9 meetings schedules and locations were announced.

Special Town Meeting will be held one week from today, in the FHS field house. The Select Board will have a brief meeting at about 5:15 pm, and Town Meeting starts at 6pm.

The Select Board's Annual Strategic Planning Retreat will be at 5pm on 7/7/22 at the new water filtration facility.

The Select Board's next regular business meeting will be held on 7/12/21.

**Ms. English Braga motion to adjourn at 11:41 pm. Second Dr. Taylor. Vote: Yes-5. No-0.**

Respectfully Submitted,

Jennifer Chaves  
Recording Secretary