

TOWN OF FALMOUTH
SELECT BOARD
Revised AGENDA
MONDAY, SEPTEMBER 11, 2023 – 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.

6:00 p.m. OPEN SESSION

6:00 p.m. EXECUTIVE SESSION

1. M.G.L. c. 30A s. 21(a)(2) - To conduct contract negotiations with non-union personnel (Town Manager).

6:30 p.m. OPEN SESSION

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

6:35 p.m. PUBLIC HEARINGS

1. Shade Tree Hearing – on application of Alex Zelfond for the removal of one (1) Sugar Maple tree at 259 Old Main Road, North Falmouth (10 minutes)
2. Shade Tree Hearing – on application of Sandra Rothchild for the removal of one (1) Eastern Red Cedar tree at 196 Elm Road, Falmouth (10 minutes)

6:55 p.m. BUSINESS

1. Vote to accept an easement granted to the Conservation Commission for wetland restoration of the Upper Coonamessett bogs. (10 minutes)
2. Emerald Properties Update (10 minutes)
3. Discuss the Investigatory Powers of the Select Board. (10 minutes)
4. Vote to approve the use of AFCEE Nutrient Management Grant Funds for the Outfall Project (5 minutes)
5. Report – Council on Aging (15 minutes)
6. Report – State of the Steamship Authority – Peter Jeffrey, Falmouth Member, Board of Governors (15 minutes)
7. Discussion and vote regarding the exercise of Right of First Refusal on 31.7-acre property on Route 151 and extension of deadline for owner to complete the sale (10 minutes)
8. Request for wavier of the special event permit fee for the 24th Annual Chris Wetherbee Memorial Toy Run motorcycle fundraising ride – Sunday, 11/5/23 (5 minutes)
9. Discussion and vote on application for ownership of Nobska Lighthouse (10 minutes)
10. Vote articles and execute warrant for November 2023 Annual Town Meeting (15 minutes)

11. Petition Article Presentations for November 2023 Annual Town Meeting (5 minutes each)
 - a. Petition: Funding for Trotting Park Pickleball Courts and Amenities
 - b. Petition: Harborside Realty Trust 241 Scranton Avenue Sidewalk/Curb Cuts
 - c. Petition: Select Board to Authorize Urine Diversion Pilot
 - d. Petition: Use Embarkation Fee for Speed Signs
 - e. Petition: Amend Zoning 240-7.7.7B(6) for Septic Treatment
12. Request for variance to sign code §184-18, §184-25 and §184-31 – 137 Teaticket Highway (10 minutes)
13. Committee appointments (5 minutes)
14. Report – Board of Library Trustees (15 minutes)

9:05 p.m. CONSENT AGENDA

1. Licenses
 - a. Vote to approve an application for two One-Day Sunday Entertainment Licenses – Highfield Hall & Gardens, 56 Highfield Drive, Falmouth – Sunday, 9/17/23 and Sunday, 10/15/23
 - b. Vote to approve the administrative Change of Address of an All Alcoholic Beverages Common Victualler License – ICA Pizza, LLC d/b/a Simply Divine Pizza Co., located at 261 Main Street, Unit A, Falmouth
2. Administrative Orders
 - a. Vote to accept donation from New England Endurance Events in the amount of \$1,900 to the Beach Department donation account

9:10 p.m. MINUTES

1. Review and vote to approve minutes of meetings
 - a. Public Session – August 21, 2023
 - b. Executive Session – July 10, 2023, sessions 1 and 2

9:10 p.m. TOWN MANAGER'S SUPPLEMENTAL REPORT

9:15 p.m. SELECT BOARD REPORTS

9:25 p.m. DISCUSSION OF FUTURE AGENDA ITEMS

9:30 p.m. ADJOURN

Nancy Robbins Taylor, Chair
Select Board

OPEN SESSION

PUBLIC HEARINGS

1. Shade Tree Hearing – on application of Alex Zelfond for the removal of one (1) Sugar Maple tree at 259 Old Main Road, North Falmouth (10 minutes)



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Hearings 1.

ITEM TITLE: Public Hearings- Shade Tree Hearing- on application of Alex Zelfond for the removal of one Sugar Maple tree at 259 Old Main Road, North Falmouth

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Parks and Forestry Division Investigation and Recommendation Letter, Notice of Public Hearing

PURPOSE:

A Public Hearing is being held, in accordance with M.G.L Chapter 87, for the purpose of considering the removal of a Sugar Maple tree located at 259 Old Main Road.

BACKGROUND/SUMMARY:

- Broderick Builders has requested the removal of a Sugar Maple (DBH 41") prior to a planned demolition of an existing building on the property.

- Therefore, the Tree Warden recommends that permission be granted to remove the tree with the condition that cost of removal be borne by the owner, and that a suitable replacement tree be planted under direction of the Tree Warden.

DEPARTMENT RECOMMENDATION:

The Department of Public Works/ Parks and Forestry Division recommends that permission be granted to remove the tree with the condition that cost of removal be borne by the owner, and that a suitable replacement tree be planted under direction of the Tree Warden.

OPTIONS:

- Motion to grant permission to remove the tree with the condition that the cost of removal be borne by the owner, and that a suitable replacement tree be planted under direction of the Tree Warden.
- Motion to grant permission to remove the tree with other conditions specified.
- Motion to deny permission to remove the tree.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board grant permission to remove the tree with the condition that cost of removal be borne by the owner, and that a suitable replacement tree be planted under direction of the Tree Warden.

Michael Renshaw

Town Manager

9/7/2023

Date



Town of Falmouth

Department of Public Works

Parks & Forestry Division

416 Gifford Street
Falmouth, MA 02350

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

Jeremiah Pearson
Parks Superintendent

Tree Warden Opinion letter for the removal of a Sugar maple located at 259 Old Main Road in North Falmouth

This Sugar maple tree located at 259 Old Main Road has been requested to be removed by Broderick Builders prior to the demolition of the existing building located at this address. After visual inspection of this mature maple I identified several common acceptable defects for a tree this size, species and location. A cause for concern would be the tree's unbalanced crown due to decades of line clearance from its canopy. These factors, with the added root loss and root compaction inherently caused by the post demolition and construction process would degrade the tree's structural integrity to wind force, leading to potential failure. It is my recommendation that permission be granted to remove with the condition that cost of removal be borne by the owner, and a suitable replacement tree be planted under direction of Tree Warden.



NOTICE OF A PUBLIC HEARING

Removal of Public Shade Trees

Town of Falmouth, Department of Public Works

In accordance with Massachusetts General Laws Chapter 87, a public hearing will be held on Monday, September 11, at 6:45 PM in the Select Board Meeting Room at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public tree(s):

Locations:

1. 259 Old Main Road – Removal of 1 *Acer saccharum* (Sugar maple)

Size (DBH 41”).

Reason: Demolition/Construction of existing property.

2. 196 Elm Road—Removal of 1 *Juniperus virginiana* (Eastern red cedar)

Size (DBH 21”)

Reason: Obstruction of site line exiting driveway.

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

jeremiah.pearson@falmouthma.gov, Phone: 508-457-2543 x3008



Line Slippage To Blame For Loose Ferry, Steamship Finds

By NOELLE ANNONEN
The Steamship Authority has concluded that the M/V Sankaty drifted from its berth on July 27 after two hawlines slipped from their bollards.

During its meeting last week, Steamship Authority staff reported on the results of their internal investigation of the mishap. They considered equipment, procedural and human factors at play, before concluding that line slippage was the culprit of the drift.

The authority "identified an opportunity for improvement," communications director Sean F. Driscoll wrote on August 15. Staff will update the company's safety quality management system and training procedures. The authority will not disclose if any employees were disciplined or fired.

The M/V Sankaty drifted north from its berth at the Woods Hole Terminal on July 27 before coming to rest against the Woods Hole Oceanographic Institution's

Dyers Dock. Its stern was still tethered to its original slip but its bow rotated around and aligned with the WHOI dock. The Sankaty was out of service for the day and no passengers or crew members were on board at the time. The vessel was tied to its slip with five lines, but due to high winds, the first of the lines on its bow came loose from its bollard and the second hawline followed, the Steamship Authority said.

Staff found that while the remaining lines were still tethered to the vessel and the bollards, they were unable to keep the vessel in place.

A crew from the M/V Governor boarded the vessel at Dyers Dock, as WHOI staff helped them get onto the Sankaty via an extension ladder. Crews were able to use the Sankaty's own power to rotate it back into its own berth. Initial inspections indicated that the Sankaty was not damaged. No injuries were reported. There was no damage to the WHOI dock, WHOI's media office said.

Select Board Reverses Alcohol License Transfer

By NOELLE ANNONEN
The select board revoked a license that was approved to pass from the owners of Shiverick Café and Bar to the potential new ownership group Peppercorn Restaurant, LLC, after a sale between the two ownership entities fell through, according to the town manager's office.

On June 5, the select board approved an all-alcoholic beverages license transfer from the Shiverick Café owners to the owners of Peppercorn Restaurant. This was apparently due to a pending sale between the two entities. That license was issued on July 18.

However, on July 28, an attorney representing Peppercorn indicated that the buyer had been hospitalized and an agent representing the buyer would return the license, after the alleged sale did not go through.

On August 10, a law firm representing Shiverick Café requested that the license issuance be reversed from Peppercorn to Shiverick Café. The town manager's office recommended that the select board approve reversing the license, since "the sale of the establishment did not materialize."

The owners of Shiverick Café and Bar have declined to comment on this story.

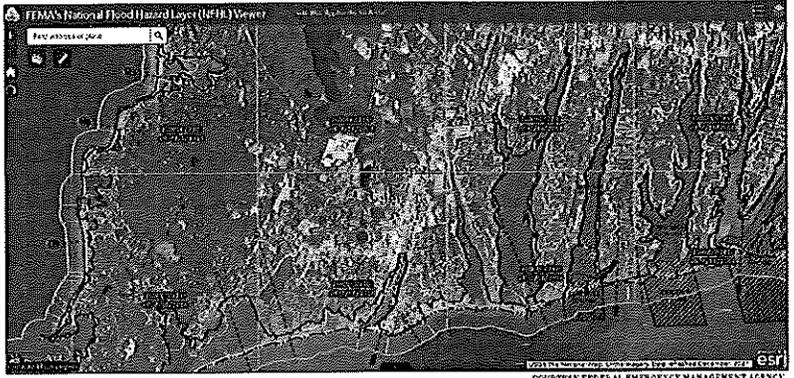
Belonging To Each Other Gets Large Grant

The Cape Cod Five Foundation has awarded Belonging to Each Other (BTEO) a multiyear grant of \$23,000 to support the purchase of a home to house those who are experiencing homelessness in Falmouth.

"The grant is significant as it not only shows Cape Cod Five's faith in BTEO's model, but an unmistakable belief in the importance of supporting diverse and underserved populations across Cape Cod," said Gina Turilli, BTEO executive director. During the 2022-2023 winter

season, BTEO housed 25 individuals for 1,780 total nights in residence. Guests work with a case manager to develop a housing plan and then engage in a year-round "Community Assist!" program to support their housing situation.

For more information about BTEO and the comprehensive campaign that is underway, please visit bteo.org or call Klyse DeGroot CFBE, director of development and community relations, at 508-294-4532.



Too-shaded areas have a 1 percent chance of flooding in any given year. The orange-shaded areas have a 0.2 percent chance of flooding in any given year. To see flood risks for other parts of town, FEMA's National Flood Hazard Layer Viewer is publicly available online.

Expert Talks Flood Risk, Preparedness in Falmouth

By GILDA GHEIST
Floodplain specialist for Barnstable County Shannon Hulst's job is to make sure Cape towns are prepared for flooding, which has been worsening in recent years, due to climate change. The geography of Falmouth—namely its many salt ponds and peninsulas—means the town has no shortage of floodplains.

"We can't fight the flooding," Ms. Hulst said. "It is going to come." But Falmouth is in a good place when it comes to flood preparedness, she said, and the town is in the process of applying to a federal program that could save residents approximately 15 percent on flood insurance.

Ms. Hulst coordinates the region's Community Rating System, a program under the Federal Emergency Management Agency that incentivizes communities to prepare for flooding. The more flood preparedness measures a community takes, the greater the discount residents receive on flood insurance.

Barnstable County is the first county government in the county to have a regionally managed Community Rating System program. The Woods Hole Oceanographic Institution Sea Grant website says, "Ms. Hulst works jointly for the county and WHOI's Sea Grant program."

Dealing with questions about flood insurance is a significant part of Ms. Hulst's job. Not everyone realizes that flood damage is not covered under regular homeowner's insurance and that an additional flood insurance policy is needed, she said. This financial burden can be eased by

Community Rating System discounts, which range from 5 to 45 percent, Ms. Hulst said.

But getting into the program is not an easy process, she explained. On Cape Cod, most towns are already in the program. These towns include Sandwich, Mashpee, and almost everywhere on the Outer Cape. Falmouth's application is in progress, as is Bourne's.

The next step in Falmouth's application is in the hands of the building department, which will have to review the town's developed infrastructure.

There are about 100 actions a town can take to add Community Rating System points, Ms. Hulst said. These actions can include providing flood insurance rate maps to the public, maintaining accurate flooding data, keeping up with drainage system maintenance and providing early warnings about flooding to the public.

However, many of the highest actions involve reserving open space in floodplains, which can be difficult in Falmouth, where the shoreline is a major draw for residents, tourists, businesses and developers.

"Cape Cod is what it is because of our coastal resources," Ms. Hulst said, and limiting development along the coast is "not going to fly with our communities."

As a result, residents of towns like Falmouth can only expect to save up to 15 percent on flood insurance premiums, she said. Economic inequity among residents is a concern when it comes to flood preparedness, Ms. Hulst said.

Though waterfront homes

tend to be populated more by the wealthy, she said, "we definitely have middle class and lower income folks who live in floodplains."

Falmouth's peninsulas create floodplains that are much farther inland than along a typical coastline, which is one way lower- and middle-income folks end up in floodplains without owning waterfront property, she said.

Ms. Hulst often works one-on-one with lower-income floodplain residents to try to help them get the lowest price possible for flood insurance. However, she said, only so much can be done for those who live in high-risk areas.

In addition to individuals, Ms. Hulst also works with town building departments to ensure structures are flood-ready. For example, she said, buildings in places that are more likely to flood may be required to have walls designed to break away in a flooding event. When those walls break away, they prevent the pressure of the water from damaging the building's foundation and upper floors.

Surf Drive is the most vulnerable piece of coastal infrastructure in the town, and regularly flooding by storms, Ms. Hulst said. But for those who do not live near Surf Drive, flooding can still cause problems. If flooding blocks off roads, it can leave people trapped.

Generally, exposure to water, particularly saltwater, can cause problems to utilities, potentially leaving people without water or power.

Falmouth town employees are generally forward-thinking and well aware of the community's

flood risk, Ms. Hulst said. The town did a project with the Woods Hole Group a few years ago that looked at ways to adapt various parts of town that are most at risk for flooding. The group Resilient Woods Hole also helps prepare Woods Hole for flooding. Ms. Hulst is on the steering committee.

"The challenge can come from the fact that solutions are really expensive," she said. "Sometimes they are not politically viable."

For example, she said, sometimes people do not want their tax dollars spent on protections for parts of town they do not live in. Or, people understand the flood risks, but simply do not want to spend the money.

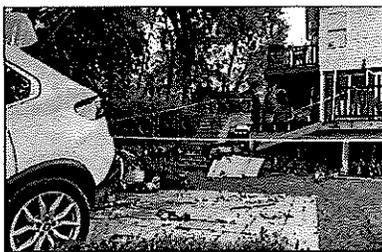
Townwide flood mitigation projects could include building new roads at higher elevations, or constructing dams to help redirect flood water.

"Sometimes something you are not looking at every single day, like flooding, isn't in the forefront of budgetary priorities," Ms. Hulst said.

Then there are those who struggle to accept the reality that flooding is going to get worse, she said. A big part of Ms. Hulst's job is trying to educate people and get them used to the idea that more flooding is on the way.

Cape Cod is not in danger of becoming completely unlivable by the end of the century, Ms. Hulst estimated, but there are parts that will see significant change. Residents can prepare themselves for flooding by reading the Massachusetts Homeowners Handbook To Prepare For Coastal Hazards, Ms. Hulst said, and they can reach out to her directly.

Vehicles Leave Roadways, Crash Into Woods



COUNTRY FALMOUTH FIRE/RESCUE DEPARTMENT
A driver accidentally drove off a 12-foot retaining wall on Sunday.

By NOELLE ANNONEN
Two people were taken to the hospital after separate incidents where vehicles crashed off roadways in Falmouth on Sunday.

A driver accidentally revved her car over a 12-foot retaining wall while attempting to park at her residence on Woods Hole Road Sunday afternoon, according to the Falmouth Police Department.

The driver did not need medical attention, but the child who was in the car was taken to the hospital for non-life-threatening injuries, police said.

The woman was trying to park her SUV in her driveway just after 5 P.M. when she accidentally accelerated instead of braking. The car rolled off the back of the driveway, dropped 12 feet, and slid down an embankment

where it crashed into a large rock, police said.

The Falmouth Fire Rescue Department sent an engine, an ambulance and a ladder, which was used to stabilize the car. A large tow truck came to lift the vehicle off the embankment.

Officers were on the scene for more than three hours, directing traffic and clearing the scene while the crew worked to extricate the car. The building inspector checked out the scene to ensure the integrity of the retaining wall.

Earlier that day, a 59-year-old Sandwich man riding a motorcycle on Sippewissett Road crashed into the Woods Office in the woods at 2:07 P.M. and the cyclist was transported to the hospital with non-life-threatening injuries.

According to Falmouth police, the cause of the crash is unknown.

Legal Notices

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

In accordance with Massachusetts General Laws Chapter 27, a public hearing of the following: September 11, at 6:45 P.M. in the Select Board Meeting Room at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public trees:
Location: 1. 599 Old Main Road - Removal of 1 Acer tree (DBH 41)
Reason: Demolition/Construction of a existing project
2. 146 Elm Road - Removal of 1 Juniperus virginiana (Eastern red cedar)
Size: DBH 117
Reason: Obstruction of site for existing driveway. The tree(s) identified above have been posted for public inspection by signposts to their removal must be submitted in writing to the Town Clerk prior to or during the hearing. The making of a request for the Town Clerk's Department of Public Works, Town of Falmouth, 414 Oxford Street, Falmouth, MA 02540. Email: erickson@falmouth.ma.gov Phone: 508-457-2543 x3509
August 25, 2023

TOWN OF FALMOUTH
PLANNING BOARD
PUBLIC MEETING NOTICE

APPLICANT: Sean Valia
LOCATION: 12 Barrows Rd., Map 2104 001A 002
PROPOSAL: Site Plan Review application to construct an attached accessory apartment.
DATE & TIME: Tuesday, August 29, 2023 at 6:30pm
PLACE: Falmouth Town Hall, 59 Town Hall Square, Falmouth, MA 02540
Documents may be viewed online at <https://www.falmouth.ma.gov/1200/Applications-Calendar/Under-Review>
By Order of the Planning Board
Paul Ouyez
Chief/Secretary
August 25, 2023
Falmouth Zoning Board of Appeals
Notice of Public Hearing for September 14, 2023

Notice is hereby given of the following Public Hearing at 6:30pm and Open Meeting in the Select Board's Meeting Room, Town Hall, Falmouth, MA, on Thursday, September 14, 2023

Application #068-23: Jessica Kate Martin and Neil Whiting (Joint): Applied to the Zoning Board of Appeals for a special permit pursuant to section 24C-11.1A(4) of the Code of Falmouth to construct a single-family dwelling, exceeding 27% lot coverage by structure on a 1.6-acre property known as 22 Shovels Street (lot 202), Falmouth, MA.
Application #078-23: Michael and Patricia (Joint): Applied to the Zoning Board of Appeals for a modification of special permit No. 89-19 pursuant to section 24C-10.2A of the Code of Falmouth to allow alterations to an existing non-conforming dwelling to include an addition, expansion of the second floor and porch deck additions. The subject property is 13 West Main Street, Falmouth, MA. Application #078-23: Jean F. Clark, Trustee Applied to the Zoning Board of Appeals for a modification of special permit No. 1172 pursuant to section 24C-10.2A and 24C-20.2 of the Code of Falmouth to convert the existing 34,000 sq ft building and construct a new duplex structure. The subject property is 711 West Falmouth Highway West Falmouth, MA.
Application #078-23: Marie Yule and Josephine D'Angelo: Applied to the Zoning Board of Appeals for a special permit pursuant to section 24B-10.2A and 24B-11.1A(4) of the Code of Falmouth to raze and rebuild the existing non-conforming, single family dwelling on subject property known as 8 Sycamore Street, Falmouth, MA.
August 18, 2023

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OPEN SESSION

PUBLIC HEARINGS

2. Shade Tree Hearing – on application of Sandra Rothchild for the removal of one (1) Eastern Red Cedar tree at 196 Elm Road, Falmouth (10 minutes)



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Hearings 2.

ITEM TITLE: Public Hearings- Shade Tree Hearing- on application of Sandra Rothchild for the removal of one Eastern Red Cedar tree at 196 Elm Road.

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Parks and Forestry Division Investigation and Recommendation Letter, Notice of Public Hearing

PURPOSE:

A Public Hearing is being held, in accordance with M.G.L Chapter 87, for the purpose of considering the removal of an Eastern Red Cedar tree located at 196 Elm Road.

BACKGROUND/SUMMARY:

- The residents of 196 Elm Road have requested that an Eastern Red Cedar (size DBH 21") located next to their driveway be removed due to line-of-sight obstruction as they are exiting their driveway.
- The Tree Warden has inspected the conditions (see attached letter) and has determined that the tree and other vegetation clearly obstructs line of sight visibility and safe exit of the driveway.
- The Tree Warden is recommending that permission be granted to remove the tree due to safety concerns; the tree will be removed at Town expense as it is located within the road layout/right-of-way.

DEPARTMENT RECOMMENDATION:

The Department of Public Works/ Parks and Forestry Division recommends that permission be granted to remove the tree due to line-of-sight visibility concerns.

OPTIONS:

- 1) Motion to grant permission for the tree to be removed at Town expense;
- 2) Motion to deny removal of the tree at Town expense;
- 3) Some other Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board grant permission for the removal of the Eastern Red Cedar tree at Town expense.

Michael Renshaw

Town Manager

9/7/2023

Date



Town of Falmouth

Department of Public Works

Parks & Forestry Division

416 Gifford Street
Falmouth, MA 02350

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

Jeremiah Pearson
Parks Superintendent

Tree Wardens opinion letter for removal of Eastern Red Cedar located at 196 Elm Road

The residents of 196 Elm Road are requesting the Eastern Red Cedar located to the right of their driveway be removed for reasons of and obstructed site line while exiting their driveway. After review of this request, it is apparent that this tree and other vegetation obstruct a vehicle from safely exiting the driveway of this residence. The tree is otherwise in good standing health and structure.





Town of Falmouth

Department of Public Works

Parks & Forestry Division

416 Gifford Street

Falmouth, MA 02350

Telephone: (508) 457-2543

Fax: (508) 548-1537

Jeremiah Pearson
Parks Superintendent



NOTICE OF A PUBLIC HEARING

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

In accordance with Massachusetts General Laws Chapter 87, a public hearing will be held on Monday, September 11, at 6:45 PM in the Select Board Meeting Room at 59 Town Hall Square, Falmouth, MA to consider the removal of the following public tree(s):

Locations:

1. 259 Old Main Road – Removal of 1 *Acer saccharum* (Sugar maple)

Size (DBH 41”).

Reason: Demolition/Construction of existing property.

2. 196 Elm Road—Removal of 1 *Juniperus virginiana* (Eastern red cedar)

Size (DBH 21”)

Reason: Obstruction of site line exiting driveway.

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

jeremiah.pearson@falmouthma.gov, Phone: 508-457-2543 x3008



OPEN SESSION

BUSINESS

1. Vote to accept an easement granted to the Conservation Commission for wetland restoration of the Upper Coonamessett bogs. **(5 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 1.

ITEM TITLE: Vote to accept an easement granted to the Conservation Commission for wetland restoration of the Upper Coonamessett bogs.

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mark Kasprzyk, Conservation/MES Technician

ATTACHMENTS: 30 Hunky Dory Farm Rd – Easement for Restoration AUG2023

Town aerial map of 30 Hunky Dory Farm Rd - 20

PURPOSE:

For the Select Board to approve and accept the Conservation Commission's receipt of an easement granted to it for nominal, non-monetary consideration pursuant to MGL c. 40 § 8C by the record owners of 30 Hunky Dory Road covering a small strip of former cranberry bog that cuts through Town-owned land.

BACKGROUND/SUMMARY:

- Hydrological and engineering studies have been completed for the Town-owned Upper Coonamessett River abandoned cranberry bogs and funding has been obtained to restore them into a natural functioning wetland system.
- A rectangular strip of land approximately 886 sq ft from 30 Hunky Dory Farm Rd runs across the dirt berm road, over former cranberry bog, and to the river

through what is otherwise Town property.

- The property owners are in full agreement to allow this area to be converted into a freshwater wetland system to improve fish passage & wildlife habitat.
- Easement only lasts ten (10) years per property owner request.
- Easement over license approach taken per Conservation Commission request.
- The intention of the Easement is to provide town access to strip shown on map attached to it for Coonamessett River Restoration project.
- Reviewed as to form only by Town Counsel's Office.

DEPARTMENT RECOMMENDATION:

Both the Conservation Office and Marine Environmental Services recommend that the Select Board approve and accept the easement for the purpose of wetlands restoration of the Upper Coonamessett bogs as presented.

OPTIONS:

- Motion to accept an easement granted to the Town of Falmouth for the purpose of wetlands restoration of the Upper Coonamessett bogs.
- Motion to deny acceptance of an easement granted to the Town of Falmouth for the purpose of wetlands restoration of the Upper Coonamessett bogs (denial of the acceptance will inhibit wetland restoration in a narrow area of the river system and impair function).

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve and accept the easement for the purpose of wetlands restoration of the Upper Coonamessett bogs as presented.

Michael Renshaw

9/5/2023

Town Manager

Date

COPY

GRANT OF EASEMENT

FOR RESTORATION & CONSERVATION PURPOSES

We, L. Jurgen Atema and Kathryn M. Atema, Husband and Wife, as Tenants by the Entirety, (the "Grantor"), of 30 Hunky Dory Farm Road, Falmouth, Massachusetts 02536, (the "Property")

for nominal, non-monetary consideration, grant to the Town of Falmouth (the "Grantee"), a municipal corporation within the County of Barnstable, Commonwealth of Massachusetts, with an address of 59 Town Hall Square, Falmouth, MA 02540, its successors and assigns,

with **Quitclaim Covenants**,

the right, privilege and easement in, over, within and through the area of said Premises as shown on EXHIBIT PLAN PROPOSED ACCESS EASEMENT HATCHVILLE, MA 02536, dated January 11, 2023 and attached hereto as Exhibit A, that is shaded and bordered by lines L4 through L9 (hereinafter the "Restoration Area"), for restoration, work during regular business hours, and conservation purposes, including, the right to enter upon and have access to the Restoration Area, to take any action deemed necessary by the ~~Grantor's~~ Conservation Commission, established pursuant to Massachusetts General Laws, Chapter 40, Section 8C, to

restore or conserve the former cranberry bog, river and freshwater wetlands area into a naturalized wetland riverine ecosystem, to plant or remove vegetation, trees or shrubs, to move or remove or add soil, to remove or dispose of anything that in the opinion of the Conservation Commission would inhibit or detrimentally impact the restoration efforts for the Coonamessett River and its surrounding areas, to control and manage non-native invasive plant species with herbicides and cutting, to construct, inspect, operate, maintain, repair, replace, remove and use storm water or other drainage improvements, to restrict or prohibit anyone, including without limitation, Grantor from engaging in any activity that would reasonably inhibit or detrimentally impact the restoration and preservation of the ecosystem for the Coonamessett River, to grade the berm roadway and limb or remove trees where necessary for vehicular passage, and to conduct studies and monitor the progress of fish and wildlife habitation at night and early morning, for a period of ten years. The Grantor does not consent to use this easement for installation of power lines, water lines, cable lines, light fixtures in, over, within and through the area of said Premises. The Grantor does not agree to the use of pavement or cement but would agree to an Americans with Disabilities Act (ADA) accepted hardened surface.

The Grantor is not restricted in the use of the easement for access and egress to the area impacted by this agreement so long as grantor complies with any and all applicable laws and approval processes, as well as the terms and conditions of this Easement. Subject to any and all applicable laws and approval processes, this easement access of Grantor may include, but is not limited to any of Grantor's otherwise lawful right to change landscape on Grantor's property abutting the Restoration Area, as well as Grantor's right to seek approval to have a gate placed at the junction between the Restoration Area and the rest of the Grantor's property. Any and all improvements Grantor has or proposes per this provision of the Easement, including, without limitation, the aforementioned gate, shall comply with and be subject to any and all applicable laws and approval processes. The phrase "any and all applicable laws and approval processes" in this Easement shall include, without limitation, federal, state, and local, laws, regulations, by-laws. Nothing in this Easement shall be construed to imply the Grantee or any other governmental body waives its right to enforce or in anyway ensure compliance with any and all applicable laws and approval processes, including, without limitation, Conservation Commission approval, Wetland

Buffer Zones, and zoning setback or dimensional requirements. Grantor acknowledges that Grantor must comply with or seek and obtain satisfactory approval of same, as applicable, and that no such approval is guaranteed.

By granting this Easement, Grantor does not undertake any liability or obligation relating to the current condition of the Property. Grantee shall in turn not be liable for any errors, acts or omissions, including, without limitation, the negligence of Grantor relating to or occurring on or around the Property. The rights granted in this Easement shall include the right to enforce this easement by appropriate legal proceedings against anyone, at law or in equity, and to obtain injunctive and other equitable relief against any violations, (it being agreed that the Grantee may have no adequate remedy at law), and shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee.

The Easement hereby granted shall be for the use and benefit of the Grantee and its agents, employees, contractors, volunteers, guests, invitees and other parties to whom Grantee may give rights to so use this Easement.

The Easement shall only be assignable to other qualified governmental or quasi- governmental or non-governmental non-profit organization whose purposes include conservation of natural areas, the burden of this Easement hereby imposed shall run with the Property and shall be binding upon all future owners of any interest -for the time period expressed herein.

Any improvements to the Restoration Area made pursuant to this Easement and with the permission of the Conservation Commission shall remain the sole responsibility and property of the Town of Falmouth under the care and custody of its Conservation Commission who shall retain legal title to any such improvements.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, legal representatives, successors, assigns, and successors in title, and the rights, agreements, and obligations contained herein shall be covenants running with the land and shall be binding upon and inure to the benefit of the parties hereto and those claiming title to or interest in the Property.

For our title to the Premises see deed from L. Jurgen Atema and Kathryn M. Natrass, now known as Kathryn M. Atema, dated July 9, 2009 and recorded at the Barnstable Registry of Deeds on July 21, 2009 in Book 23906, Page 294.

WITNESS the execution hereof under seal the 30 day of Aug., 2023.



L. Jurgen Atema

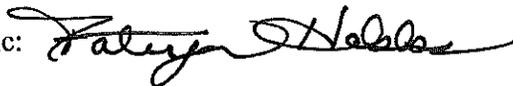


Kathryn M. Atema

COMMONWEALTH OF MASSACHUSETTS State of Arizona
County of Maricopa

Barnstable, ss.

On this 30th day of August, 2023, before me, the undersigned notary public, personally appeared L. Jurgen Atema and Kathryn M. Atema, respectively, proved to me through satisfactory evidence of identification, which was US Driver's license ^{w/ photo}, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public: 

Print Name: Patryce Hobbs

My Commission Expires: February 15, 2027

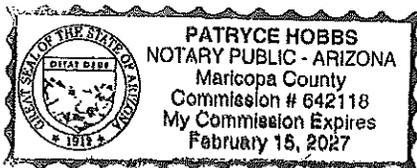


EXHIBIT A



N/F
TOWN OF FALMOUTH
170 HATCHVILLE ROAD
BOOK: 2071 PAGE 189

COONAMESSETT RIVER

PROPOSED ACCESS EASEMENT
AREA = 886.49 SF

N/F
TOWN OF FALMOUTH
170 HATCHVILLE ROAD
BOOK: 2071 PAGE 189

N/F
WILLIAM C BOURNE
17 HUNKY DORY FARM ROAD
BOOK: 34539 PAGE: 303

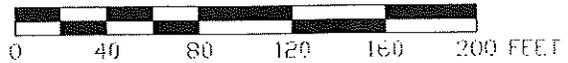
N/F
JURGEN L ATEMA
30 HUNKY DORY FARM ROAD
BOOK: 23906 PAGE: 294

N/F
MARGARET S DIMMOCK TRUSTEE
0 HATCHVILLE ROAD
BOOK: 18215 PAGE: 168

N51° 33' 26"W
42.87'

HUNKY DORY FARM ROAD

Scale: 1" = 80'



TOWN OF FALMOUTH
DEPARTMENT OF
PUBLIC WORKS



ENGINEERING DIVISION
416 GIFFORD STREET
FALMOUTH, MA 02540
508-457-2543

EXHIBIT PLAN
PROPOSED ACCESS EASEMENT
HATCHVILLE, MA 02536

DESIGN: TOF	DATE: JAN. 11, 2023	SHEET 1 OF 2
DRAWN: NAC	SCALE: AS NOTED	
CHECKED: JEM		
DRAWING: 0-TOWN\CONCOM\..DWG		

DATE	BY	REVISION

Parcel Line Table

Line #	Length	Direction
L1	40.00	S34° 45' 35.00"W
L2	79.58	S54° 50' 40.00"W
L3	54.77	S42° 53' 30.00"W
L4	34.08	N46° 28' 30.00"W
L7	73.00	N51° 41' 45.00"W
L9	8.27	S21° 45' 09.00"W
L8	70.00	S51° 41' 45.00"E
L5	34.23	S41° 41' 45.00"E
L6	10.81	S42° 53' 30.00"W

			TOWN OF FALMOUTH DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 416 GIFFORD STREET FALMOUTH, MA 02540 508-457-2543		LINE TABLE FOR EXHIBIT PLAN HATCHVILLE, MA 02536
DATE	BY	REVISION	508-457-2543		DESIGN: TOF DATE : JAN. 11, 2023 DRAWN: NACX SCALE: AS NOTED CHECKED: JEM DRAWING : 0-TOWN\CONCOM\..DWG

Accepted on behalf of the Town of Falmouth this ____ day of _____, 2023.
Authorized by the Code of the Town of Falmouth, Ch. 65, Art. III, § 65-3.

Town of Falmouth
By its Board of Selectmen

Nancy Robbins Taylor, Chair

Edwin (Scott) P. Zylinski II, Vice Chair

Onjalé Scott Price

Douglas C. Brown

Robert Mascali

OPEN SESSION

BUSINESS

2. Report – Emerald Properties Project **(10 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 2.

ITEM TITLE: Emerald Properties Project – Summary of Civic Engagement Program

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Jed Cornock, Town Planner & Kim Fish, Housing Coordinator

ATTACHMENTS: Engagement Executive Summary (summary of comments received, all comments submitted on the project website, all emails received by the Select Board and Planning Department) and powerpoint presentation.

PURPOSE:

The purpose of this agenda item is to provide the Select Board with a summary of comments/input received during the Civic Engagement portion of the project (June thru August 2023) and to provide potential recommendations for the Board to consider.

BACKGROUND/SUMMARY:

- The Emerald Properties Project is a town initiative aimed at potentially bringing a mix of uses (affordable housing, an accessible play space, the Emerald House, and community gardens) to two municipally owned properties in East Falmouth. In May, the Board authorized staff to proceed with the civic engagement portion of the project (launching the project website, holding meetings with key stakeholders, and facilitating a general public meeting) with the understanding that staff would return to the Board with a summary of feedback received.
- The attached Executive Summary prepared by coUrbanize (our public engagement

consultant), includes the results and comments received from the 10-question feedback portion of the project website. The project website began accepting this public feedback on May 23, 2023 and closed it on August 18, 2023 – representing a period of nearly three months or 87 days. Additionally, the attachment includes all of the emails that were received by the Planning Department and the Select Board’s office about the project.

- In total, the civic engagement program yielded:
 - Stakeholder Meetings
 - East Falmouth Village Association (6/20/23)
 - Planning Board (7/11/23)
 - Recreation Committee (7/12/23)
 - Commission on Disabilities (7/13/23)
 - Affordable Housing Committee (7/13/23)
 - Community Preservation Committee (7/13/23)
 - General Public Meeting (8/9/23)
 - 1,486 website visitors
 - 1,282 total website comments
 - 47 emails (Planning Dept. & Select Board)
 - 13 paper questionnaires

- Overall, the feedback received was mixed. Most of the individuals who attended the general public meeting at the East Falmouth Elementary School are opposed to the concept of affordable housing in this area or want to limit the density citing concerns about the water quality of Green Pond, traffic concerns on Davisville Road, and potential crime. At the same time, many individuals expressed support for creating more affordable housing citing the ongoing housing crisis. Some support development of housing at this location.

- One objection cited by several individuals is that the Town Meeting vote to acquire 81 Davisville Road from the Rapoza family prohibits development of housing. Town counsel has opined that is not the case. The property was acquired for municipal purposes and housing is considered a municipal purpose. In fact, Town Meeting debated whether to restrict the acquisition to recreational purposes only and Town Meeting rejected that proposal. Furthermore, any development of housing, whether by sale or lease, will require a Town Meeting.

- During the engagement process some relevant questions surfaced that will require further examination. For example, the town hasn’t completed a Targeted Watershed Management Plan for the Davisville peninsula yet and therefore questions remain about what parts of the area may be sewerred in the future. Additionally, with the neighborhood being concerned about potential crime at the new accessible play space and their desire to have it be seen from the road, questions surfaced about how to potentially reconfigure the uses all on #81 Davisville Rd in a way that continues to achieve the goals of this project.

DEPARTMENT RECOMMENDATION:

Considering the split responses and some remaining outstanding questions, the Planning Department recommends that the Select Board provide more time for staff to work on a compromise development scheme that 1) builds the affordable housing at a smaller scale, 2) moves the accessible play space to an area that can be seen from the road, and 3) provides measures to reduce the impact on water quality and protects any wildlife habitats.

OPTIONS:

Briefly state the options the Select Board should consider.

There will usually be a minimum of three options:

- 1) Motion to approve the recommended action or request;
- 2) Motion to deny the recommended action or request;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

7/20/2023

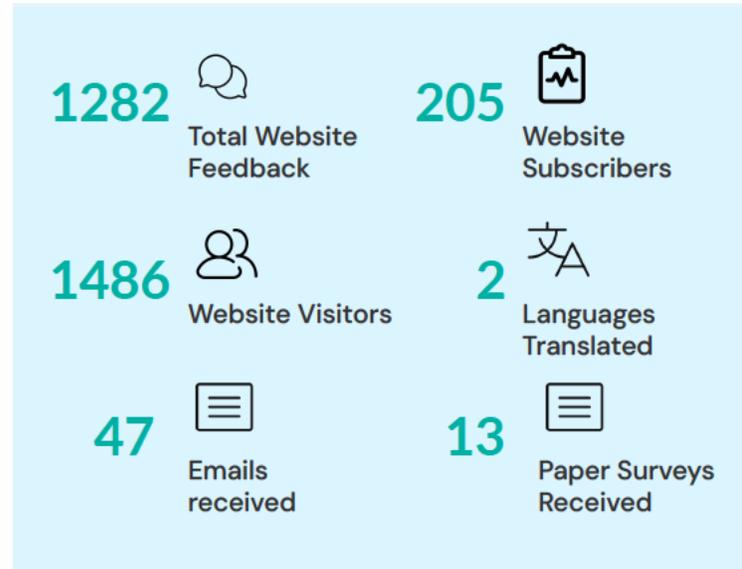
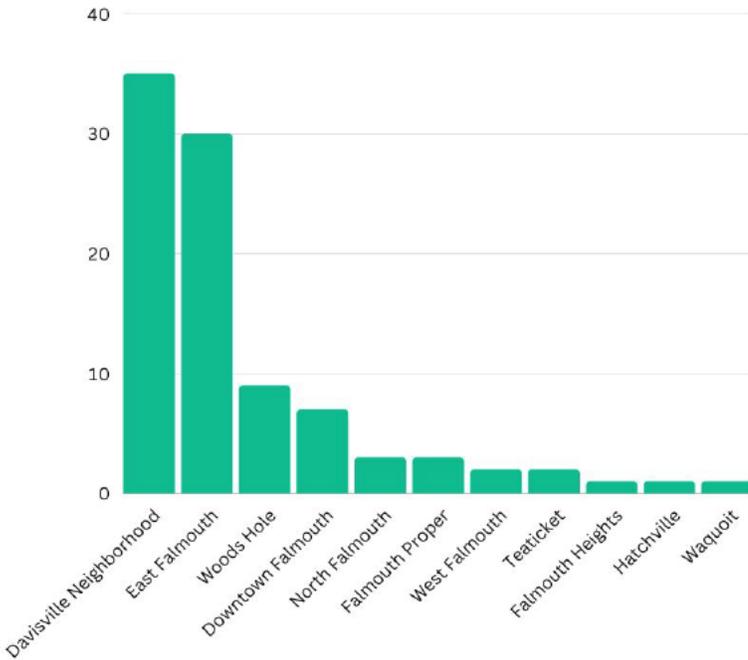
Town Manager

Date

Emerald Properties Project- Engagement Executive Summary

Website Demographic Data: What area of Falmouth are you from?

105 Responses



Key Themes from Website Feedback

Environmental and Water Quality Impact

- **Wildlife Habitat:** Loss of wildlife habitat due to the project's potential disruption worries many, with long-standing species at risk.
- **Water Quality:** Concerns about the development's impact on water quality, including nitrogen loading and runoff, are widespread among comments.

Traffic and Infrastructure Challenges

- **Traffic Congestion:** Many are worried that increased housing units could worsen existing traffic congestion issues in the area.
- **Infrastructure and Safety:** Concerns focus on whether current infrastructure can handle more demand and how it might affect safety, especially for pedestrians and cyclists.

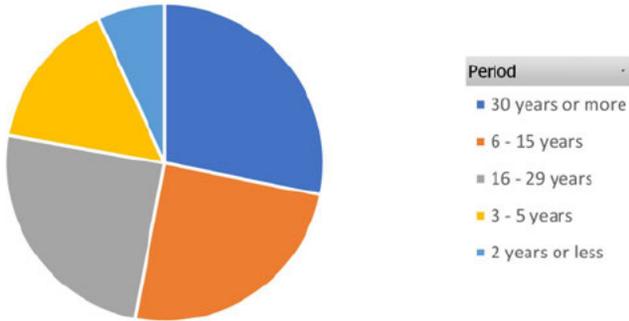
Affordable Housing and Community Impact

- **Affordable Housing Need:** Acknowledgment of the need for affordable housing is present, suggesting a balancing act between environmental concerns and housing needs.
- **Site Suitability:** Some comments question if the chosen location is ideal for affordable housing due to its environmental sensitivity and potential community impacts.

Website Poll Results

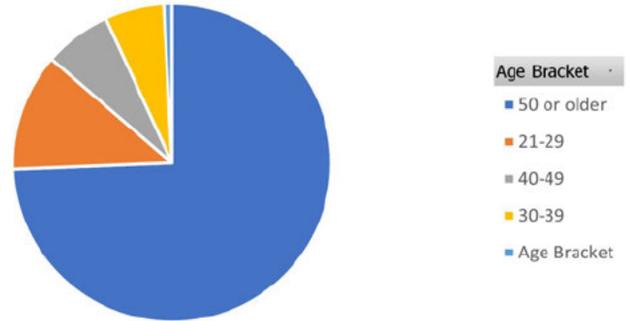
117 Responses

How long have you lived in Falmouth?



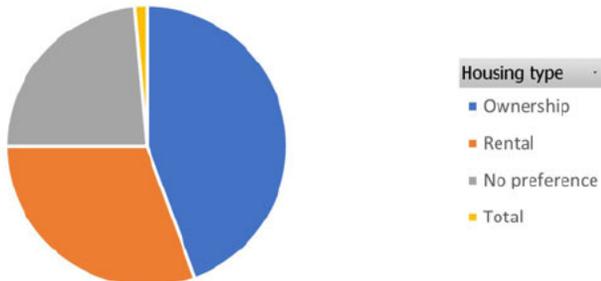
117 Responses

What age bracket do you fall into?



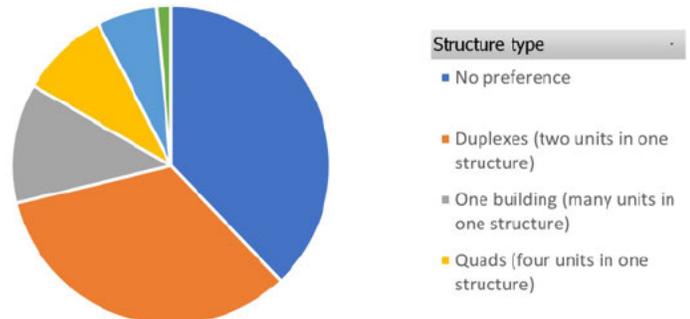
72 Responses

Would you rather see rental or ownership housing on the property?



66 Responses

What type of structure would you prefer?



What would make this neighborhood even better?

LA Luean Anthony Aug 18, 2023

Make sure there is good access to public transportation

How can we highlight the community's history and honor its roots and culture?

LA Luean Anthony Aug 18, 2023

Name the site after Emerald House.

What types of amenities would you like to see?

LA Luean Anthony Aug 18, 2023

Laundry , meeting place for meetings, basketball courts

Do you have concerns about how this project would impact the environment?

LA Luean Anthony Aug 18, 2023

No

Do you have specific comments related to the conceptual layout?

LA Luean Anthony Aug 18, 2023

Do it!

What would make this neighborhood even better?

Sv Silke van Daalen Aug 18, 2023

A mixed-use, compact development that provides affordable housing to people who want to live in Falmouth, that's what will make this neighborhood better. Heck, we need several projects like this. Falmouth is experiencing a housing crisis, and folks who ask for "no more development" are ignoring the fact that the town needs to invest in its future, and this is the way to do it. Even more high-density, compact development will reduce the town infrastructure liabilities, strengthen its finances, lower existing economic disparity, and allow the town to invest in public transportation, water management, and the people who work and live here, not in tourists or wealthy home owners who are only here 2 months out of the year.

How can we highlight the community's history and honor its roots and culture?

Sv Silke van Daalen Aug 18, 2023

Make housing available to working class families, and people of all ages, races, and backgrounds. Falmouth should not be a community dominated by Airbnb-able mansions, let this once again be a community of different folks who actually want to live here year-round.

What types of amenities would you like to see?

Sv Silke van Daalen Aug 18, 2023

Sidewalks, bike paths, bus stops; if allowed by zoning laws, a corner store or food truck spot. Shade trees, community garden. High-density housing can promote walkability if other basic amenities are in reach.

Do you have concerns about how this project would impact the environment?

Sv Silke van Daalen Aug 18, 2023

Multi-use, high-density development will improve the financial position of the town of Falmouth, which can potentially improve transportation alternatives to driving, and help solve the wastewater issues everyone else seems to be mentioning. Although affordable housing is crucial in solving housing scarcity, we must take into account both short-term and long-term environmental impacts, and the long-term impacts of investing in high-density housing pays off, as opposed to building more mansions. I hope the developers will carefully plan to minimize short-term impacts, and see this as an opportunity to invest in Falmouth's future.

Do you have specific comments related to the conceptual layout?

Sv Silke van Daalen Aug 18, 2023

The layout looks great to me, it preserves green space, while providing much needed affordable housing. Even denser development might be better, depending on the connection to bus routes and bike paths.

What area of Falmouth are you from?

SR Susan Richman Aug 18, 2023

East Falmouth

What area of Falmouth are you from?

Sv Silke van Daalen Aug 18, 2023

Downtown Falmouth

Do you have specific comments related to the conceptual layout?

CL Charlene Larracey Aug 18, 2023

The layout is mute. It doesn't belong in this neighborhood

What area of Falmouth are you from?

CL Charlene Larracey Aug 18, 2023

East Falmouth off Davisville

What would make this neighborhood even better?

CC Cape & Islands Chapter Aug 18, 2023

Project should not be too dense; should be mixed ownership/rentals; exclusively for workforce families across income levels;

How can we highlight the community's history and honor its roots and culture?

CC Cape & Islands Chapter Aug 18, 2023

Support Cape Verdean Museum property; signage;

What types of amenities would you like to see?

CC Cape & Islands Chapter Aug 18, 2023

not too dense residential plan; rooftop solar; mixed own/rent, exclusively for workforce families;

Do you have concerns about how this project would impact the environment?

CC Cape & Islands Chapter Aug 18, 2023

Any project would have impacts; roof solar; some open space should be incorporated;

Do you have specific comments related to the conceptual layout?

CC Cape & Islands Chapter Aug 18, 2023

Good layout; we need the housing for workforce families.

What area of Falmouth are you from?

CC Cape & Islands Chapter Aug 18, 2023

downtown Falmouth

What would make this neighborhood even better?

JG John Grega Aug 18, 2023

No more development.

What would make this neighborhood even better?

KH KALI HORN Aug 17, 2023

Affordable housing that people do not have to worry about being kicked out of in the summer time.

How can we highlight the community's history and honor its roots and culture?

KH KALI HORN Aug 17, 2023

By providing affordable housing so that the ordinary people and families that make up the culture of this town can continue to live here.

What types of amenities would you like to see?

KH KALI HORN Aug 17, 2023

Bike path and bus stop would be awesome to see

Do you have concerns about how this project would impact the environment?

KH KALI HORN Aug 17, 2023

I do recognize that water quality is a concern which everyone is worried as the big environmental issue for this project but I can guarantee these same folks are not doing anything to update their septic systems or promote town sewer system. We already impact this land/space and none of the NIMBYs fuss about every new mansion that is being built around here or every golf course. When this is built I'm sure they will take in to account environmental impacts and will mitigate them as best they can. We need affordable housing and this project has already laid out a really awesome thoughtful design.

What would make this neighborhood even better?

JB Jeanne B Aug 17, 2023

A respectful and welcoming community.

How can we highlight the community's history and honor its roots and culture?

JB Jeanne B Aug 17, 2023

Provide affordable housing for families of all races, ages, and backgrounds. Promote a welcoming community that includes all people.

What types of amenities would you like to see?

JB Jeanne B Aug 17, 2023

Sidewalks, bike paths, play grounds

Do you have concerns about how this project would impact the environment?

JB Jeanne B Aug 17, 2023

While I think sustainability should be top of mind in every development project, I think that that our community's need for affordable house is absolutely critical. I think these concerns are more appropriate for larger, private development projects.

Do you have specific comments related to the conceptual layout?

JB Jeanne B Aug 17, 2023

I think the layout is great! It is a creative balance between recreational green space and housing units.

What area of Falmouth are you from?

JB Jeanne B Aug 17, 2023

Woods Hole

What types of amenities would you like to see?

LC Levi Cai Aug 17, 2023

While mostly out of scope, I do believe internally sidewalks and bike paths should be prioritized (if possible, thinking towards enabling charging stations for electric vehicles as prices for those vehicles drops as well as renewable energy sources as much as possible). Small bike paths and sidewalks to connect the development overall, and some thought to bring commuters to highway 28 so that they can access the Sealine bus.

Do you have specific comments related to the conceptual layout?

LC Levi Cai Aug 17, 2023

The proposed layout seems good, it is well-balanced and mixed-use, from affordable housing perspectives and opening up land for recreational purposes for the entire community to access.

Do you have specific comments related to the conceptual layout?

KH KALI HORN Aug 17, 2023

I think this is a great layout! So cool that half of it would be functional green space. We need more places like this. No one puts up a fuss when more old folks homes or mansions get built in this town.

What area of Falmouth are you from?

LC Levi Cai Aug 17, 2023

Woods Hole

What would make this neighborhood even better?

SD Sue D Aug 17, 2023

Open undeveloped space

What types of amenities would you like to see?

SD Sue D Aug 17, 2023

Open undeveloped space.

What area of Falmouth are you from?

SD Sue D Aug 17, 2023

East Falmouth - Off of Davisville

Do you have specific comments related to the conceptual layout?

SD Sue D Aug 17, 2023

It is too big for the space available. Also the difference between the minimum and maximum number of bedrooms is so big that it is a major concern. Developers will always push for the bigger number and with the 40B designation it is hard for the town to fight.

How can we highlight the community's history and honor its roots and culture?

SD Sue D Aug 17, 2023

Don't build housing on the land that was sold to the town with the understanding that it would not be built on.

Do you have concerns about how this project would impact the environment?

SD Sue D Aug 17, 2023

The Davisville Peninsula is already a crowded, busy area. Falmouth is already struggling with how to address the wastewater issue and this will just add to the problem. This project sits on the edge of Green pond which is already overpopulated. All of of East Falmouth Salt Water Ponds need to be protected.

What would make this neighborhood even better?

AG Arthur Gutch Aug 17, 2023

Priority given to safety, and a view that includes all land available in Falmouth. Most importantly that Select board listen to the community and have good answers to the many questions being presented.

What would make this neighborhood even better?

JK Jeanette Kelley Aug 17, 2023

A diverse, multi-generational affordable neighborhood.

How can we highlight the community's history and honor its roots and culture?

JK Jeanette Kelley Aug 17, 2023

Make the housing affordable and accessible to people of all races, ages, abilities and other backgrounds

What types of amenities would you like to see?

JK Jeanette Kelley Aug 17, 2023

Playground, community garden, bicycle and walk path

Do you have concerns about how this project would impact the environment?

JK Jeanette Kelley Aug 17, 2023

I agree that there could be possible environmental concerns, but if the housing project takes into account for renewable and electric energy as a source of energy, I believe that this is a good cost benefit in the long term.

Do you have specific comments related to the conceptual layout?

JK Jeanette Kelley Aug 17, 2023

The layout sounds great! The idea of a multi-unit housing with access to a community garden and park is not only welcoming but also inclusive for retaining new residents. It sounds great for families since it is near an elementary school too. Also, a chance to reduce food insecurity among low-income residents who may not be able to consistently afford groceries.

What area of Falmouth are you from?

JK Jeanette Kelley Aug 17, 2023

East Falmouth

What area of Falmouth are you from?

MG Maria Gorman Aug 17, 2023

East Falmouth

What would make this neighborhood even better?

MG Maria Gorman Aug 17, 2023

No one construction

How can we highlight the community's history and honor its roots and culture?

MG Maria Gorman Aug 17, 2023

Stop building

What types of amenities would you like to see?

MG Maria Gorman Aug 17, 2023

None

Do you have concerns about how this project would impact the environment?

MG Maria Gorman Aug 17, 2023

Huge concerns for the environment.

What would make this neighborhood even better?

ST Scott Thrasher Aug 17, 2023

This is a very presumptive survey. The questions regarding structures, units, and amenities do not give the option of "No Development". I have chosen no preference. However, I am adamantly opposed to the development of either one of these parcels. No playground and no affordable housing. The town needs to focus on affordable housing in the center of town. And, an additional playground next to a school is absurd. Additionally, what about the long-term expenses of the maintenance of the playground? The town never seems prepared for the expenses of taking care of the projects once they are completed. Our Parks Department is already stretched excessively thin. What of the traffic at the school and the intersection. Even with the recent improvements, it is challenging during school opening and closing. I have lived on Davisville my entire time in Falmouth. Born here, and my children attended the same East Falmouth Elementary School. Sorry. Wrong parcel, wrong location, wrong idea.

What would make this neighborhood even better?

MM Meg Maggio Aug 16, 2023

More well maintained bike paths

How can we highlight the community's history and honor its roots and culture?

MM Meg Maggio Aug 16, 2023

Stop building. Stop construction . Stop property developers "invasion" of Cape Cod. Simple renovate existing buildings . No new property footprints, wholly unnecessary. Finish the bike path to the Canal, that should be prioritised ! Not more super markets, hotels, power boating, condos, car dealerships! All unnecessary "luxuries" our environment can not sustain!

What types of amenities would you like to see?

MM Meg Maggio Aug 16, 2023

None thanks all good as is .

Do you have concerns about how this project would impact the environment?

 Meg Maggio Aug 16, 2023

Huge concerns! Are you kidding me? Everyone knows this project will adversely affect our environment! Major negative impact! Sad state of areas around routes 151 and 28 already evident: Stop building!! Very simple! I shudder to think what is happening all along Falmouth Main Street and beyond . Why property development? Lack of affordable housing is a myth created by those seduced by carpet bagging , greedy property developers. Save Buzzards Bay ! Save our soil ! Save our natural environment! CapeCoddors have suffered under over - development for most of my lifetime! When is the greed going to stop?

Do you have specific comments related to the conceptual layout?

 Meg Maggio Aug 16, 2023

No more property development! Town planners acting as amateur property developers aided by greedy lawyers & real estate agents turned property developers! The real issues are water treatment, sewerage & garbage disposal. We are destroying Falmouth natural environment & adding to pollution while using “affordable housing” as a hypocritical excuse for non stop over building. When the town planners become de facto property developers , we will all suffer the consequences: Increased water shortage, polluted salt waters, sewerage seepage , dump toxicity spreading from Bourne to Falmouth. All obvious and motivated by ignorance & greed.

What area of Falmouth are you from?

 Meg Maggio Aug 16, 2023

Main St

What area of Falmouth are you from?

AF Alison Funk Aug 16, 2023

East Falmouth

What would make this neighborhood even better?

AF Alison Funk Aug 16, 2023

No more development. . .

What types of amenities would you like to see?

AF Alison Funk Aug 16, 2023

Davisville Road is lovely as it is. I don't feel more amenities added to the housing is appropriate beyond utilities.

Do you have concerns about how this project would impact the environment?

AF Alison Funk Aug 16, 2023

Yes.

Do you have specific comments related to the conceptual layout?

AF Alison Funk Aug 16, 2023

The concept is admirable but think the area is too densely populated already. Too much in a small space.

What would make this neighborhood even better?

KS Kathi S Aug 16, 2023

Plenty of green space with native trees, shrubs and polinators. We need this affordable housing development in order to attract teachers, nurses, firefighters and scientists as well as young people starting their careers.

What would make this neighborhood even better?

CW Christine Waters Aug 16, 2023

A diverse, multi generational affordable neighborhood.

How can we highlight the community's history and honor its roots and culture?

CW Christine Waters Aug 16, 2023

?

What types of amenities would you like to see?

CW Christine Waters Aug 16, 2023

Play space, playground, community garden

Do you have concerns about how this project would impact the environment?

CW Christine Waters Aug 16, 2023

Yes, with our water and sewer issues.

Do you have specific comments related to the conceptual layout?

CW Christine Waters Aug 16, 2023

I think the concept is good

What area of Falmouth are you from?

 Christine Waters Aug 16, 2023

West Falmouth

What area of Falmouth are you from?

 Christine Waters Aug 16, 2023

West Falmouth

How can we highlight the community's history and honor its roots and culture?

 Scott Simenas Aug 16, 2023

Host and sponsor community events.

What types of amenities would you like to see?

 Scott Simenas Aug 16, 2023

Development should include bicycle path with community gathering outdoor spaces and common areas for meetings.

Do you have concerns about how this project would impact the environment?

SS Scott Simenas Aug 16, 2023

No, because the Project should eventually connect to the planned Teaticket waste water treatment expansion.

Do you have specific comments related to the conceptual layout?

SS Scott Simenas Aug 16, 2023

Emerald Properties Project provides multiple public uses for this town property.

What would make this neighborhood even better?

SS Scott Simenas Aug 16, 2023

Emerald Properties Project will make Falmouth and the neighborhood better. We need affordable housing to have a sustainable economic and social community.

What area of Falmouth are you from?

TV Toni V Aug 16, 2023

East Falmouth

What would make this neighborhood even better?

RV Ronald Venooker Aug 16, 2023

NO!!!!!!!!!!!!!! I do not want this project to proceed! I have a significant concerns about public safety. I am also concerned about the environmental impact. Green Pond is already polluted. Adding housing will only make it worse. I also don't want additional traffic and stressing of other town services.

Do you have concerns about how this project would impact the environment?

PK Patrick Kelleher Aug 16, 2023

Yes

Do you have specific comments related to the conceptual layout?

PK Patrick Kelleher Aug 16, 2023

No

What area of Falmouth are you from?

PK Patrick Kelleher Aug 16, 2023

East Falmouth

What area of Falmouth are you from?

SB Susan B Aug 16, 2023

Waquoit and West Falmouth

What would make this neighborhood even better?

SB Susan B Aug 16, 2023

Kill this project.

How can we highlight the community's history and honor its roots and culture?

SB Susan B Aug 16, 2023

Leave this property AS IS

What types of amenities would you like to see?

SB Susan B Aug 16, 2023

The town of falmouth needs a reliable public transportation system. A town pool would be great, even if it's in a Y

Do you have concerns about how this project would impact the environment?

SB Susan B Aug 16, 2023

Yes. Too many people in too small a space that is already environmentally stressed. The developer should be required to pay a significant sewage and water fee - UP FRONT - to not only cover the cost of providing these services/ infrastructure to this unnecessary development, but to kickstart a regional septic mitigation project that benefits the entire upper Cape. Every neighborhood in Falmouth needs septic management to preserve what we already have. Why are you allowing even more sh*t (literally) to be dumped into our environment without forcing payment of fees to cover the cost of storage and removal? Also a significant fee to cover the cost of trucking water into this unnecessary development.

Do you have specific comments related to the conceptual layout?

SB Susan B Aug 16, 2023

Over-development on the Cape has ruined the very reason tourists want to come here. During peak season, our highways are unable to manage the traffic; local roads are clogged up with the excessive number of vehicles already moving around our community. This dense layout destroys yet one more open space parcel that should be granted to ALL the town's taxpayers, not just a few low-income people who may not even be current residents of the Cape. It also 1) adds an excessive burden of too many vehicles on the surface streets; 2) does not ameliorate the septic problem and, in fact ADDS to the pollution; 3) sucks even more water from our town's fragile resource and 4) provides no ROI to the taxpayers, probably removing even more property from the tax roll.

What types of amenities would you like to see?

JW James White Aug 16, 2023

Sidewalks, public transportation, playgrounds and lots of trees

Do you have concerns about how this project would impact the environment?

JW James White Aug 16, 2023

Yes. Concerned about its impact on groundwater

What area of Falmouth are you from?

JW James White Aug 16, 2023

Falmouth Heights

What would make this neighborhood even better?

DO Daniel O'Neill Aug 16, 2023

More traffic on Davisville , which is already a busy street. I don't see it as a Improvement or any better

How can we highlight the community's history and honor its roots and culture?

DO Daniel O'Neill Aug 16, 2023

Keep with the other properties in neighborhood as to how much land on property is used for housing

What types of amenities would you like to see?

DO Daniel O'Neill Aug 16, 2023

Town development not giving to someone to make profit

Do you have concerns about how this project would impact the environment?

DO Daniel O'Neill Aug 16, 2023

Yes

Do you have specific comments related to the conceptual layout?

DO Daniel O'Neill Aug 16, 2023

Yes much to crowded and to much asphalt covering property.

What area of Falmouth are you from?

DO Daniel O'Neill Aug 16, 2023

East Falmouth

What would make this neighborhood even better?

KM Karen Mejeur Aug 16, 2023

Stop building in it. Clean up what's already there.

What would make this neighborhood even better?

PH Peter Hargraves Aug 16, 2023

Leave the property as open space. Expand the community garden and add the accessible playground. Install sewers to rescue our estuaries.

How can we highlight the community's history and honor its roots and culture?

PH Peter Hargraves Aug 16, 2023

The current state of the land honors the history, roots, and culture as intended by the previous owners.

What types of amenities would you like to see?

PH Peter Hargraves Aug 16, 2023

Natural open space with walking trail and the accessible playground. No other amenities and no affordable housing until sewers are available in the area.

Do you have concerns about how this project would impact the environment?

PH Peter Hargraves Aug 16, 2023

This project will impact the character of the Davisville Road neighborhood with much additional traffic near a busy intersection and a school in a high density residential area. In addition, the project makes no sense at all until until municipal sewer service is available in the area. I am disappointed with the quality of this questionnaire. I skipped a question on 'type of housing structure' because the appropriate answer (i.e., no housing at this time, until sewers are provided) was not a choice. 'No Preference' means any type of housing would be OK. The questionnaire is done in a biased fashion to avoid generating negative data or perhaps just poorly done? By the way, I do support the need for affordable housing.

What would make this neighborhood even better?

KD Kathy Driscoll Aug 16, 2023

Improved public transit. This provides a benefit for everyone and reduces impact on environment and roadways. Make Davisville Rd walkable and rideable for a bike. Children should be able to walk and ride safely to and from school and/or playground as well as others. Open up the parking lot in summer for beach goers with a shuttle. Add a solar canopy with EV charging to the school parking lot to reduce utility costs and provide some needed infrastructure that reduces use of fossil fuels. Become a model of how homes can be functional but don't need to be HUGE and use vast amounts of resources or staying empty for months of the year. People are making comments against an affordable housing project due to volume but don't hear them saying anything about all of the market rate homes being built and renovated across town. Our community should be supporting hard working families by being smart about development, having opportunities to live affordably and move on for the next family. Please be a model of how we can support one another, protect the environment and our culture, and be open and inviting to the neighborhood.

What would make this neighborhood even better?

TA Tom Austin Aug 16, 2023

Sewers first! The neighborhood needs them. The town needs them.

What types of amenities would you like to see?

TA Tom Austin Aug 16, 2023

Don't disrupt the character of the Davisville Road area! This project seeks to put more construction a la Rt 28 in the neighborhood instead of putting more of the flavor of the Davisville Road area there. Put speed tables every quarter mile down Davisville Rd. to its end to diminish speeding. Erect many signs saying bicyclists have a right to take the lane, not just be shunted to the gutter along its edge.

Do you have specific comments related to the conceptual layout?

PH Peter Hargraves Aug 16, 2023

I am opposed to this project because of the scope, scale and location. The concept (garden / playground / museum / affordable housing) is brilliant, but the density is too high and requires municipal sewer service. Why would we locate 90 bedrooms with associated septic service on our most distressed watershed?

Do you have concerns about how this project would impact the environment?

TA Tom Austin Aug 16, 2023

I just wrote briefly about this. Very concerned! Until the town implements sewers up and down Davisville, this proposal makes no sense.

Do you have specific comments related to the conceptual layout?

TA Tom Austin Aug 16, 2023

This is a poorly conceived project. The most glaring issue is the environmental impacts. If the town implements sewers down Davisville Road, that might mitigate the primary environmental issue.

What area of Falmouth are you from?

PK Patricia Keoughan Aug 16, 2023

Greengate area off Woods Hole Rd.

What would make this neighborhood even better?

PK Patricia Keoughan Aug 16, 2023

I think putting this somewhere else.

How can we highlight the community's history and honor its roots and culture?

PK Patricia Keoughan Aug 16, 2023

Don't know. Depends on which community it goes into.

What types of amenities would you like to see?

PK Patricia Keoughan Aug 16, 2023

Sidewalks, green spaces.

Do you have concerns about how this project would impact the environment?

PK Patricia Keoughan Aug 16, 2023

Yes

How can we highlight the community's history and honor its roots and culture?

KD Kathy Driscoll Aug 16, 2023

The project can reflect the original strawberry fields by having public gardens and areas to grow food. Maintain the Emerald House for learning and community gatherings. Units in the project could reflect an aspect of the unified culture of immigrants and Falmouth through colors, materials, plantings, or shapes/decor; strawberries, cranberries, fishing/clamming, seafaring, and farming.

What area of Falmouth are you from?

KB Kathleen Beriau Aug 16, 2023

East Falmouth. We have very little open space south of Route 28. I do not support this project.

What would make this neighborhood even better?

KB Kathleen Beriau Aug 16, 2023

Leave these two parcels as open space for the enjoyment of all Falmouth residents. Increase the community gardens in the spirit of the Strawberry growers lost to history.

Do you have specific comments related to the conceptual layout?

PK Patricia Keoughan Aug 16, 2023

Like the conceptual layout. Absolutely support the idea but worry about the effects on the local waterways. Doesn't seem like a good location.

How can we highlight the community's history and honor its roots and culture?

KB Kathleen Beriau Aug 16, 2023

Honor the intent of the Raposa family to keep these parcels open to the public. By building an affordable housing project, you are taking this property out of the hands and enjoyment of all Falmouth residents and giving it to a few. I do not support this project.

AD Ann Dunnigan Aug 16, 2023

Yes, honor the original Rapoza family intent, first and foremost. That should negate the idea of any other proposal. It should remain as intended.

What types of amenities would you like to see?

KB Kathleen Beriau Aug 16, 2023

None. I do not support this project.

Do you have concerns about how this project would impact the environment?

KB Kathleen Beriau Aug 16, 2023

Yes. I do not support the Emerald Properties Project.

Do you have specific comments related to the conceptual layout?

KB Kathleen Beriau Aug 16, 2023

I do not like the Emerald Properties Layout and do not support this project.

What types of amenities would you like to see?

KD Kathy Driscoll Aug 16, 2023

Utilization of solar lighting for common areas to reduce light pollution, areas for public gatherings maybe with access to the pond or walkway to natural areas, playground, and public vegetable gardens for residents and others to grow food and flowers. A dog park.

Do you have concerns about how this project would impact the environment?

KD Kathy Driscoll Aug 16, 2023

The project should take into account all new technologies that will benefit the residents and the environment. Wastewater is a particular concern with Bournes Pond nearby and ensuring no fertilizers and low impact landscaping is essential; an onsite package treatment plant for sewage will work and the units should include management for gray water and even urine diversion. The land will be disrupted and native, low mow, low drought plantings must be included. All housing units should be electric and the project could benefit from installing a ground source heat pump and take advantage of current rebates to lessen the costs of the installation. Ground source heat pumps coupled with solar panels, either on the unit or as a nearby canopy for parking/public space, reduces carbon pollution.

What would make this neighborhood even better?

LG Lawrence Gray Aug 16, 2023

Leaving the property undeveloped will make the neighborhood better. Spending resources to provide proper bike lanes, repair the town's terrible roads, properly mark road crossings, clear brush that blocks sightlines at many dangerous intersections, enforce traffic laws, use speed tables and other techniques to slow down traffic..... Adding more people and more cars is the exact opposite of making any part of Falmouth better.

Do you have specific comments related to the conceptual layout?

KD Kathy Driscoll Aug 16, 2023

I feel the size of the properties and scale of the project are thoughtful. Even though a more dense project (90 units) will have an effect on the neighborhood, affordable housing for families is needed. If the project is phased in, maybe needed adjustments can be made rather than just defining the largest scale project at the outset. This is a safe area and many services are nearby that could result in less traffic, especially if local public transit is improved. With a pharmacy, school, post office, stores, grocery store, and restaurants, it stays a walkable area for new families. And having an inclusive playground and access for the public is a benefit.

What would make this neighborhood even better?

RM Richard Merrick Aug 16, 2023

Having more affordable housing!! This is really about how we can make Falmouth better and not just East Falmouth - the Town has got to start thinking about the whole town and stop letting small neighborhood based groups dictate the Town's future

What area of Falmouth are you from?

KD Kathy Driscoll Aug 16, 2023

East Falmouth

What area of Falmouth are you from?

AB Allyson Boggess Aug 16, 2023

East Falmouth off Davisville Rd

What area of Falmouth are you from?

NA Neel Aluru Aug 16, 2023

North Falmouth

What would make this neighborhood even better?

NA Neel Aluru Aug 16, 2023

Davisville Rd is thickly populated. Leaving the property in natural state is the way to go. Find alternate locations for housing development.

Do you have concerns about how this project would impact the environment?

NA Neel Aluru Aug 16, 2023

Yes. Significant concerns.

Do you have specific comments related to the conceptual layout?

NA Neel Aluru Aug 16, 2023

Layout is fine but placing another housing development in a thickly populated neighborhood concerns me.

What area of Falmouth are you from?

CA C. Allen Aug 16, 2023

Teaticket

What area of Falmouth are you from?

MS Mayra Sanchez Aug 16, 2023

Woods Hole

What area of Falmouth are you from?

CR Caroline Rzucidlo Aug 16, 2023

East Falmouth

Do you have concerns about how this project would impact the environment?

CR Caroline Rzucidlo Aug 16, 2023

Water quality is an issue on Cape, however refusing to support affordable housing, which is a real need, is not the solution. Appropriate sewer infrastructure and conducting an environmental impact study should be a priority.

What types of amenities would you like to see?

CR Caroline Rzucidlo Aug 16, 2023

Bike lanes, low maintenance plants/landscaping

Do you have specific comments related to the conceptual layout?

CR Caroline Rzucidlo Aug 16, 2023

I support the proposed layout. It addresses the need for available housing while maintaining green space & community space.

How can we highlight the community's history and honor its roots and culture?

BH Bob Hurley Aug 16, 2023

By leaving the land in its current undeveloped state as was the intent documented in the town meeting notes when the vote to purchase the land was taken.

What types of amenities would you like to see?

BH Bob Hurley Aug 16, 2023

NONE - we do not need "amenities." Isn't enjoying our land in its natural state enough? There is already recreation space at the elementary school

Do you have concerns about how this project would impact the environment?

BH Bob Hurley Aug 16, 2023

ARE YOU KIDDING ME? There has been more than two decades of discussion and scientific analysis regarding the ongoing degradation of Green Pond and new septic systems not being appropriately functional. Now you want to add "up to 90 bedrooms" on this small property?

Do you have specific comments related to the conceptual layout?

BH Bob Hurley Aug 16, 2023

This project is not appropriate for this location. Your questionnaire is biased toward this project. There are not options to say NO. The land was voted for purchase with the intent to leave natural. Green Pond is already in serious distress. This would add to the traffic congestion in this location - right at the school. There are already drug/crime issues in this immediate area. We do not need "accessible recreation" - how about enjoying the property in its natural state. The best way to "historic preservation" is to leave the land as is.

What area of Falmouth are you from?

BH Bob Hurley Aug 16, 2023

East Falmouth - off of Davisville

What would make this neighborhood even better?

BH Bob Hurley Aug 16, 2023

Leave the property in its natural state and focusing on the traffic, crime, drug problems at the corner of Davisville Rd & 28.

Do you have specific comments related to the conceptual layout?

SM Sarah M Aug 16, 2023

Higher density neighborhoods with public green space is awesome, I like the layout

What would make this neighborhood even better?

JL Jennifer L Aug 15, 2023

~

What would make this neighborhood even better?

AT Austen Tallman Aug 15, 2023

More units

How can we highlight the community's history and honor its roots and culture?

AT Austen Tallman Aug 15, 2023

Ensure that the outside of the building(s) is/are not jarringly out of place

What types of amenities would you like to see?

AT Austen Tallman Aug 15, 2023

Access to the bike path of possible, sidewalks to permit walking, community space

Do you have concerns about how this project would impact the environment?

AT Austen Tallman Aug 15, 2023

As long as environmental regulations are followed and potential impacts are reasonably mitigated I have no concerns

Do you have specific comments related to the conceptual layout?

AT Austen Tallman Aug 15, 2023

I appreciate the proposed density, the more units the better

What area of Falmouth are you from?

AT Austen Tallman Aug 15, 2023

Near downtown

What would make this neighborhood even better?

HM Hannah Mark Aug 15, 2023

Affordable, stable housing for people in the neighborhood. And more bike lanes!

What would make this neighborhood even better?

BH Brynnydd Hamilton Aug 15, 2023

Affordable housing! People who work and attend school in Falmouth deserve good, safe, clean homes, and this site is an incredible opportunity to provide this for our community.

How can we highlight the community's history and honor its roots and culture?

HM Hannah Mark Aug 15, 2023

Provide affordable housing so that ordinary people can build lives here, raise their families, and continue to contribute to the culture of Falmouth.

What types of amenities would you like to see?

HM Hannah Mark Aug 15, 2023

Green spaces, outdoor spaces that people can gather in, with low-maintenance landscaping and stormwater runoff control built in. Connections to public transit.

How can we highlight the community's history and honor its roots and culture?

BH Brynnydd Hamilton Aug 15, 2023

The best way to honor Falmouth's roots and culture would be to provide affordable housing so the beauty of the Cape and Falmouth can be enjoyed by those of all social classes.

What types of amenities would you like to see?

BH Brynnydd Hamilton Aug 15, 2023

Resources for walking and biking, community green spaces, areas for recreation for those with children and those with pets, access to public transit, appropriate parking for residents

Do you have concerns about how this project would impact the environment?

HM Hannah Mark Aug 15, 2023

There are always concerns - sewerage is a big one - but the need for affordable housing justifies building somewhere, this location is appropriate, and I expect that the town will do all necessary impact studies and mitigate as much as possible.

Do you have concerns about how this project would impact the environment?

BH Brynnydd Hamilton Aug 15, 2023

I know there are concerns about how this project would impact water quality, but that applies to essentially all housing in Falmouth, and can't be used as the reason to not increase our supply of affordable housing that our community so desperately needs.

What area of Falmouth are you from?

HM Hannah Mark Aug 15, 2023

near Woods Hole

Do you have specific comments related to the conceptual layout?

HM Hannah Mark Aug 15, 2023

I think the whole layout, including gardens, housing, and recreation areas open to the public, looks well-planned and would benefit folks across the community - not just those who live there.

Do you have specific comments related to the conceptual layout?

BH Brynnydd Hamilton Aug 15, 2023

I think the combination of community gardens, affordable housing, and recreation area would be a great benefit to the Falmouth community, and would greatly benefit families that live, work, and school in the area.

What area of Falmouth are you from?

BH Brynnydd Hamilton Aug 15, 2023

Downtown Falmouth

What would make this neighborhood even better?

BT Beverly Tilden Aug 15, 2023

Bike paths on Davisville.

How can we highlight the community's history and honor its roots and culture?

BT Beverly Tilden Aug 15, 2023

Preserve the land - add some walking trails.

What types of amenities would you like to see?

BT Beverly Tilden Aug 15, 2023

None, let it be green

Do you have concerns about how this project would impact the environment?

BT Beverly Tilden Aug 15, 2023

I have all sorts of concerns. I have lived on both Green and Bournes Ponds. They are both, along with our other waterways, the area's most important resource. They are in crisis. We can't have more building in these peninsulas. The nitrogen load is killing these resources. If we clear more land, there is less open space and we need open space....this is not a city! But most importantly my concern is safety and traffic. Right now, even with the new lights at 28/Davisville, traffic can back up in both directions. Secondly, the school adds more traffic. Davisville is a narrow road and people go to fast. There are tons of bikers. Everyone wants to get to the beach. Its just too much. There has to be other land that is not on such a busy and narrow street that so many people from all over town use to get to the beach by car, by bike, by skateboards, by scooters...we need bike paths to say the least. I'm for affordable housing, but for all these reasons, isn't there a better spot in town that isn't in the middle of so much traffic? Anything of Rt 28 adds to traffic which is horrendous in the summer especially.

Do you have specific comments related to the conceptual layout?

BT Beverly Tilden Aug 15, 2023

Concept is good.

What area of Falmouth are you from?

BT Beverly Tilden Aug 15, 2023

Fisherman's Cove

What area of Falmouth are you from?

 Jim Newman Aug 15, 2023

Woods Hole

What would make this neighborhood even better?

 Jim Newman Aug 15, 2023

A market within walking distance

How can we highlight the community's history and honor its roots and culture?

 Jim Newman Aug 15, 2023

Keeping architectural consistent with the neighborhood, preserving Emerald House.

What types of amenities would you like to see?

 Jim Newman Aug 15, 2023

What's proposed seems appropriate.

Do you have concerns about how this project would impact the environment?

JN Jim Newman Aug 15, 2023

Yes, but it's an appropriate location and need for housing justifies the project.

Do you have specific comments related to the conceptual layout?

JN Jim Newman Aug 15, 2023

No

What would make this neighborhood even better?

DD David D Aug 15, 2023

This neighborhood is over developed as it is and this location is .4 miles from another affordable housing complex (Gosnold Grove). This neighborhood can not sustain further development and clearing of land without confronting the issues associated with pollution, traffic and overall congestion.

DD David D Aug 15, 2023

This question does not provide an option to select "No Structure". You can only select a type of structure or "No Preference". From a data analysis perspective, this is not appropriate and will provide skewed results that favors development.

How can we highlight the community's history and honor its roots and culture?

DD David D Aug 15, 2023

You can highlight the community's history and honor its roots and culture by preserving its land and natural environment.

What types of amenities would you like to see?

DD David D Aug 15, 2023

No amenities as I oppose the project as a whole. In addition, I do not support the clearing of land to install a playground. The East Elementary School has a playground and open space that is rarely used after school hours. Including a playground in the plan does not solve an affordable housing problem.

Do you have concerns about how this project would impact the environment?

DD David D Aug 15, 2023

Yes. Clearing of natural land has an impact as a standalone concern along with concerns associated with water runoff, a 44-90-bed septic system, nitrogen impact on Green and Bourne Pond, increased car traffic pollution.

DD David D Aug 15, 2023

In addition, a traffic study will provide important data to determine the viability of this project. This has not been done yet and as a result the summer traffic data will not be available prior to the project moving forward. How can you determine the traffic impact if you do not measure during the peak population months? Without doing so, the data will be skewed.

Do you have concerns about how this project would impact the environment?

JD Jane D Aug 15, 2023

No my only concern is the overflowing septic systems of the existing residential units surrounding Green Pond.

Do you have specific comments related to the conceptual layout?

JD Jane D Aug 15, 2023

Layout looks fantastic

Do you have specific comments related to the conceptual layout?

DD David D Aug 15, 2023

Yes - see below.1. I adamantly oppose this project. 2. I oppose clearing trees and green space for a playground. There is a playground at East Elementary School that is rarely used after school hours and several others around the town. One of the most important assets the Town of Falmouth has is its natural environment. We need less development to maintain environmental status quo. Adding a playground to this plan does not solve the affordable housing objective. It only erodes the environment and will ultimately have negative impact on the estuaries and nitrogen levels.3. How can one comment on the conceptual layout of the housing structure given that the number of units has not been determined. Is it 44 bedroom units or 90 bedroom units? 1x or 2x? A 44 unit layout will have a negative impact on the nitrogen levels, water usage, traffic (summer) and traffic (school drop off and pick up, with buses added to the mix). A 90 unit layout will compound the issue by 110%.

DD David D Aug 15, 2023

A 40B designation enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions. So in this case, we are talking about only 8 bedroom units on the low end to 22 bedroom units on the high end that would be designated as affordable housing. Feels like the town should consider more affordable housing units in a neighborhood that is less congested to address the problem. In addition, the clearing land for a playground will not help the affordable housing shortage.

What area of Falmouth are you from?

DD David D Aug 15, 2023

East Falmouth

What would make this neighborhood even better?

MG Marylynne Gabel Aug 14, 2023

Let the police put the people selling the drugs in jail

How can we highlight the community's history and honor its roots and culture?

MG Marylynne Gabel Aug 14, 2023

By leaving it rural and country like

What types of amenities would you like to see?

MG Marylynne Gabel Aug 14, 2023

nothing being offered. The townspeople have wanted a pool for a long time and Falmouth will not have any part in that. We have sidewalks, playgrounds and granite curbs everywhere.

Do you have concerns about how this project would impact the environment?

MG Marylynne Gabel Aug 14, 2023

This is my main concern as I stated before. We are trying to clean up our estuaries and stuffing more and more toilets and grass and fertilizer in between these two already stressed bodies of water would go against everything the environmentalists have been telling us to do to maintain a clean and natural environment. There are playgrounds all over town. There are walking trails all over town. Davisville is already a road that is used as a drag race some days and virtually impassable on school pickups.

Do you have specific comments related to the conceptual layout?

MG Marylynne Gabel Aug 14, 2023

I am totally against placing another high density residential area in close proximity to the already high nitrogen and pollution run offs that exist right now in Green Pond and Bourne Pond. We are all faced with the probability of having to replace our existing septic systems to bring these waterways back to clean levels already! To throw another housing development in between these two waterways would just prove to me that Falmouth really doesn't care about the water or a clean environment at all! It totally makes no sense to bring more pollution to this area.

What area of Falmouth are you from?

MG Marylynne Gabel Aug 14, 2023

Fisherman's Cove off Davisville

Do you have specific comments related to the conceptual layout?

RK Robert K.Pickering Aug 14, 2023

I attended the meeting on August 9th at the East Falmouth Elementary School and i am in agreement with the majority of the residents of the Davisville Rd and surrounding area of East Falmouth that the proposed development of Affordable Housing and Recreation park at #67 and #81 Davisville rd. Falmouth Ma is unacceptable for this area of our town.I also feel that these projects will only enhance the ongoing pollution problems to the rivers and streams in the immediate vicinity.I therefore ask your committee to urge the Falmouth Select Board to reject this proposal.Thank youRobert K Pickering

What area of Falmouth are you from?

RK Robert K.Pickering Aug 14, 2023

Fisherman's Cove, East Falmouth Ma

What would make this neighborhood even better?

LB Lisa Bronson Aug 14, 2023

Focus on creating opportunities for home ownership on this site and look to other sites for rental housing.

How can we highlight the community's history and honor its roots and culture?

LB Lisa Bronson Aug 14, 2023

Create environment where working folks can live close to where they work.

What types of amenities would you like to see?

LB Lisa Bronson Aug 14, 2023

Walking trails. Playground. Improved sidewalks and bike lanes.

Do you have concerns about how this project would impact the environment?

LB Lisa Bronson Aug 14, 2023

No. Not if a more aggressive sewer program and additional strategies for addressing the environment are pursued in parallel.

Do you have specific comments related to the conceptual layout?

LB Lisa Bronson Aug 14, 2023

I support the layout. We have an affordable housing crisis. Nurses are turning down job offers at Falmouth Hospital because they cannot find housing. We have a shortage of policemen and firemen. The people that work and serve the community should be able to live in the community. Additional sewers and strategies for addressing nitrogen should be done in parallel.

DD David D Aug 15, 2023

Many working adults have not been able to afford housing in the communities where they work. Most working adults do not work in the same communities for their entire careers and will be required to commute to work at some point. This project is 40B and only 20-25% of the units will be classified as affordable housing (8-22 bedroom units). In addition, the location of this project is within .4 miles of another affordable housing community (Gosnold Grove). There are many other options that the town should consider that will have greater impact on the affordable housing issue and will have a lesser environmental impact.

What area of Falmouth are you from?

LB Lisa Bronson Aug 14, 2023

Teaticket

What would make this neighborhood even better?

 Karen Wheeler Aug 14, 2023

Don't know.

How can we highlight the community's history and honor its roots and culture?

 Karen Wheeler Aug 14, 2023

Don't know what the community's history is, so don't know specifically. But it's about community in that Falmouth ought to be providing livable means for people that work in the community.

What types of amenities would you like to see?

 Karen Wheeler Aug 14, 2023

Don't know.

Do you have concerns about how this project would impact the environment?

KW Karen Wheeler Aug 14, 2023

I don't have specific concerns, but would like it to not have a significant negative impact on the environment.

Do you have specific comments related to the conceptual layout?

KW Karen Wheeler Aug 14, 2023

No. Falmouth needs affordable housing. I support this development assuming that it does not negatively impact water resources.

What area of Falmouth are you from?

KW Karen Wheeler Aug 14, 2023

Falmouth proper

What would make this neighborhood even better?

JS John Spears Aug 14, 2023

Smaller number of bedrooms, preference for Falmouth residents.

What would make this neighborhood even better?

LG Loretta Gilfoy Aug 14, 2023

Leave the land as is

What types of amenities would you like to see?

LG Loretta Gilfoy Aug 14, 2023

leave the land as is

Do you have specific comments related to the conceptual layout?

LG Loretta Gilfoy Aug 14, 2023

Totally Disapprove

What would make this neighborhood even better?

Pm Patty munger Aug 13, 2023

Maintain nature and preserve the land. Allow people to see the water - the town is allowing private parties to block the views of the water that have historically been not allowed & now more & more oversized properties popping up everywhere. Davisville has been historically one of the most beautiful roads in Falmouth. The town should care about that. Would our town reps allow a project in their backyard? Let's do that instead.

Pm Patty munger Aug 14, 2023

they are vetting responses & not posting my opposition & questions about their financial gain for this project

What would make this neighborhood even better?

JL James Larracey Aug 13, 2023

Keep undeveloped land in its natural state.

How can we highlight the community's history and honor its roots and culture?

JL James Larracey Aug 13, 2023

By not building this development! As it will overshadow the the history and culture of this neighborhood.

What types of amenities would you like to see?

JL James Larracey Aug 13, 2023

None! As stated in previous responses I do not feel this project should move forward.

Do you have concerns about how this project would impact the environment?

JL James Larracey Aug 13, 2023

Yes! Every week I read in the Enterprise how all the estuaries in Falmouth and all over the Cape are impacted by the levels of nitrogen. The new modern septic systems do not work as well as reported. This development will great impact Green Pond!

Do you have specific comments related to the conceptual layout?

JL James Larracey Aug 13, 2023

I am opposed to this development for a number of different reasonsIt violates the agreement with the Rapoza when the land was purchasedWater pollution to Green PondTraffic on Davisville Rd. Out of character for this neighborhood

What area of Falmouth are you from?

 James Larracey Aug 13, 2023

East Falmouth off Davisville

What area of Falmouth are you from?

 Kathleen Connolly Aug 13, 2023

East Falmouth

What would make this neighborhood even better?

 Kathleen Connolly Aug 13, 2023

Improvement in the sidewalks, addition of clearly marked bicycle lanes and attention to making the fire hydrants in the neighborhood accessible. Many of the fire hydrants are not accessible due to the ground depositing dirt around them over time.

How can we highlight the community's history and honor its roots and culture?

KC Kathleen Connolly Aug 13, 2023

I think a playground for children with disabilities is a good idea. The return of some strawberry fields would honor the history of the community. Walking trails to appreciate the beauty of area.

Do you have concerns about how this project would impact the environment?

KC Kathleen Connolly Aug 13, 2023

Green Pond is already degraded with excess nitrogen from the residences that surround it. Therefore, it is not wise to add denser housing next to this already polluted pond. We are trying to increase the health of our estuaries and not add more pollution. This area of Falmouth is not connected to sewer system yet which is another reason not to put an housing development in this particular area.

Do you have specific comments related to the conceptual layout?

KC Kathleen Connolly Aug 13, 2023

I support the need for community housing but not this specific location. The Rapoza family did not intend that Falmouth build housing on this land according to the 2007 town meeting minutes read to us at the public meeting on August 9th, 2023. Furthermore, Green Pond is already degraded with excess nitrogen from the residences that surround it. Therefore, it is not wise to add denser housing next to this already polluted pond. We are trying to increase the health of our estuaries and not add more pollution. This area of Falmouth is not connected to sewer system yet which is another reason not to put an housing development in this particular area.

What area of Falmouth are you from?

CB Claire Bisio Aug 12, 2023

Davisville

What would make this neighborhood even better?

CB Claire Bisio Aug 12, 2023

The Rapoza family sold the Davisville land to the town for recreation and municipal use only. Not housing.!The traffic near the school is already a problem, housing would make it much worse. Please build the playground and find a more suitable location for affordable housing. The plan to put housing at the Staples plaza is a great one.

How can we highlight the community's history and honor its roots and culture?

CB Claire Bisio Aug 12, 2023

By building a playground with frontage on Davisville Road and leaving the rest of the land for walking trails through the woods.

What types of amenities would you like to see?

CB Claire Bisio Aug 12, 2023

None. I have lived here for 44 years. My son had to quit a full time job and move off-Cape because he could not find housing. There is an acute need for affordable housing, but not at this site. We need workforce housing such as those on Gifford Street or homes that are owned by residents such as our police, nurses, chefs, etc. They deserve a home to raise a family, have a pet or garden, not a multi-story apartment building.

Do you have concerns about how this project would impact the environment?

CB Claire Bisio Aug 12, 2023

Yes. There are many reasons. Green Pond is already polluted. We already have Mill Pond that you can smell from driving down Route 28. At times, you can smell Green Pond near Great Harbors. We need to improve the health of our ponds, developing housing near the pond will only make it worse. There is no need to cut down trees and force out the wildlife.

Do you have specific comments related to the conceptual layout?

CB Claire Bisio Aug 12, 2023

Yes. The playground should be built on 81 Davisville Road , not behind the Emerald house and gardens at 67 Davisville. Housing should not be built on 81 Davisville.

What would make this neighborhood even better?

JR Joan Ravens Aug 12, 2023

Leave the land as intended by the donor. This decision was supported at the town meeting.

What area of Falmouth are you from?

JN Joe Netto Aug 12, 2023

East Falmouth for the last 76 years.

What would make this neighborhood even better?

JN Joe Netto Aug 12, 2023

By not going forward with any of this project. Expanding the community garden.

How can we highlight the community's history and honor its roots and culture?

JN Joe Netto Aug 12, 2023

By not going forward with this project. Expanding the community garden.

What area of Falmouth are you from?

 Catherine Weiss Aug 12, 2023

East Falmouth

What would make this neighborhood even better?

 Catherine Weiss Aug 12, 2023

This space could be used to ameliorate the sewage problem. Is it possible for a treatment plant could fit here?

What types of amenities would you like to see?

 Joe Netto Aug 12, 2023

this is a poor survey-this question in particular. Why? Because if I answer this it would mean I am for the project.

Do you have concerns about how this project would impact the environment?

 Joe Netto Aug 12, 2023

All opposition to this is based on environmental concerns.

How can we highlight the community's history and honor its roots and culture?

CW Catherine Weiss Aug 12, 2023

Keep the space as it is or create walking trails. If the land was used for strawberry fields before all the streets and houses were built , maybe part of the land could be used for a fruit farm. Is there a need to increase the community garden ?

Do you have specific comments related to the conceptual layout?

JN Joe Netto Aug 12, 2023

This site for a town wide playground is NOT centrally located. Trotting Park fields is much better. The Davisville peninsula is a heavily dense area. For the Town of Falmouth to ADD to this density is not in the best interest of the environment. Without a sewer in place the Town should not be advocating more housing for this dense area.

What types of amenities would you like to see?

CW Catherine Weiss Aug 12, 2023

Walking trails

Do you have concerns about how this project would impact the environment?

 Catherine Weiss Aug 12, 2023

I have many concerns given the sewage and nitrogen problem. If the research says Green Pond has significant problems with nitrogen and the professor who spoke at the community meeting cited this research, why was this already dense area, even considered?

Do you have specific comments related to the conceptual layout?

 Catherine Weiss Aug 12, 2023

The property is not large enough to fit 44-90 units. The septic system doesn't support the number of people who currently live here. We should not be adding more stress to the area until the nitrogen problem is fixed.

What would make this neighborhood even better?

 stephanie cabral Aug 11, 2023

it's fine the way it is.

How can we highlight the community's history and honor its roots and culture?

sc stephanie cabral Aug 11, 2023

By not building on that land.

What types of amenities would you like to see?

sc stephanie cabral Aug 11, 2023

By its common definition, "Municipal" means a use feature or structure that benefits all residents. The Emerald Housing Project does not fit that description.

Do you have concerns about how this project would impact the environment?

sc stephanie cabral Aug 11, 2023

I don't agree to having any structures built on that land unless it municipal use only. By its common definition, "Municipal" means a use feature or structure that benefits all residents. The Emerald Housing Project does not fit that description. Legally, however, it is possible for the town to circumvent this in a manner similar to the use of eminent domain as the Town of Falmouth plans to do.

Do you have specific comments related to the conceptual layout?

sc stephanie cabral Aug 11, 2023

The project is well intended but not in that area of town. The Rapoza family didn't sell their land to Falmouth to have houses built on it, this project will violate that agreement. The severely degraded state of Green Pond that has made swimming and fishing impossible in the heavily polluted estuary. This parcel is critically sensitive as it is a proximal and direct part of the Green Pond watershed. Adding this many homes to this sensitive watershed is highly imprudent. We are a coastal community that relies on tourism. Septic, runoff, and the removal of nutrient absorbing green space will further degrade the water quality in Green Pond.

What area of Falmouth are you from?

sc stephanie cabral Aug 11, 2023

East Falmouth (Green Pond)

What area of Falmouth are you from?

LS Louise Siskel Aug 11, 2023

Woods hole and central Falmouth.

What would make this neighborhood even better?

LS Louise Siskel Aug 11, 2023

A sense of community created only by access to stable housing. In order to create a sense of shared investment in and care for this exceptional place, people have to be able to afford housing which allows them to build lives and imagine their futures here.

How can we highlight the community's history and honor its roots and culture?

LS Louise Siskel Aug 11, 2023

We can support the renters that make this place so special. These include small businesses and the people that staff them. The rotating population of year round scientists. The doctors, caregivers, and service providers that make it possible for many populations, including older long-time residents, young families, and vulnerable residents to remain in Falmouth.

What area of Falmouth are you from?

L Lucille Bernier Aug 11, 2023

Fishermans' Cove off Davaisville directly opposite the Emerald House

What types of amenities would you like to see?

LS Louise Siskel Aug 11, 2023

Green spaces, native plants and trees, areas for gardening and tenant landscaping, communal social spaces outdoors. Laundry is also essential.

Do you have concerns about how this project would impact the environment?

LS Louise Siskel Aug 11, 2023

It is important that these structures are built to last in the face of our changing environment. Porous landscaping, green spaces that provide shade, insulation and temperature retaining glass, and natural light in living spaces will all minimize the consumption of electricity, water, and oil + gas.

Do you have specific comments related to the conceptual layout?

LS Louise Siskel Aug 11, 2023

I appreciate the layout with attractive common spaces conducive to creating community and support for the vital year round workers that support the economy, schools, and services we all enjoy.

What types of amenities would you like to see?

 Chloe Dean Aug 11, 2023

Safe walking and biking spaces, spaces to store bikes and other alternative modes of transportation, connections to local public transportation

Do you have concerns about how this project would impact the environment?

 Chloe Dean Aug 11, 2023

The housing structures themselves should be built with long term sustainability and energy efficiency in mind. The seasonality of the Cape makes it critical that homes are weatherized properly to reduce the amount of energy being wasted to heat and cool leaky homes. It would be great to see solar panels incorporated into the design of the property. Additionally, the landscaping should be thoughtfully planned, especially with regards to irrigation efficiency and endemic plant species that require less water. There's always the concern that new construction will introduce pollutants into the surrounding environment, so plans should include mitigation and restoration objectives to minimize environmental harm.

Do you have specific comments related to the conceptual layout?

 Chloe Dean Aug 11, 2023

I think the proposed layout looks good. The balance of new housing with open/recreational space is a great way to maintain community space while addressing the desperate need for expanding housing availability in Falmouth.

What area of Falmouth are you from?

PF Peter Foye Aug 11, 2023

East Falmouth, Castle Rd off Davisville Rd

What area of Falmouth are you from?

CD Chloe Dean Aug 11, 2023

North Falmouth

What would make this neighborhood even better?

MJ MAXIM JAHNS Aug 11, 2023

Public awareness of the renting crisis in this area. Givrn how upset some people seem to be about this property I worried that the people who end up here will not be welcomed into the community. All will end up being neighbors and community only works if we look out for each other!

What types of amenities would you like to see?

MJ MAXIM JAHNS Aug 11, 2023

I would like sustainable green spaces that require low maintenance. Other than that, I like everything that was proposed. I just want to make sure the green spaces are natural (including lots of trees) and require low amounts fertilizer and mowing (to minimize potential environmental damage and maximize natural soil and nutrient retention).

Do you have concerns about how this project would impact the environment?

MJ MAXIM JAHNS Aug 11, 2023

Obviously, we as a Cape Cod community are failing our environment. But, the problem is not affordable housing. We just don't have adequately sustainable infrastructure in Falmouth. I've read a lot about how people don't want more housing developments due to fear of pollution. It bothers me that this concern is raised for these affordable housing units and not the larger and larger private structures being built. If people's solution to environmental risk is making living here more difficult for working class people, so that only people with the means can comfortably live here with a healthy and environment, instead of calling for greater investments in infrastructure, I worry about the collapse of our town as we know it. Not to mention that our working population that supports key industries here like tourism will dry up, and we'll suffer economic consequences. We need to make falmouth livable for all its residents, which includes environmental protections and reasonable housing options. In the end that benefits everyone.

Do you have specific comments related to the conceptual layout?

MJ MAXIM JAHNS Aug 11, 2023

This is the best proposal for affordable housing I've seen in Falmouth (or Cape Cod really) so far. I like that the project creates a lot of housing options while keeping the layout, density, environmental impact, and accessibility very reasonable.

What area of Falmouth are you from?

MJ MAXIM JAHNS Aug 11, 2023

Woods Hole but moving to East Falmouth in September

What types of amenities would you like to see?

HH Henry Holm Aug 11, 2023

I like the community green spaces.

What area of Falmouth are you from?

HH Henry Holm Aug 11, 2023

North Falmouth

What would make this neighborhood even better?

HH Henry Holm Aug 11, 2023

More affordable housing here and across Falmouth!

Do you have concerns about how this project would impact the environment?

HH Henry Holm Aug 11, 2023

Water quality in Falmouth is a challenge. However reducing the availability of housing will do little to fix that nitrogen runoff problems. Town sewerage projects, reduction of unnecessary fertilizer use, and upgrading old septic systems will do the most to help.

Do you have specific comments related to the conceptual layout?

HH Henry Holm Aug 11, 2023

The design looks good to me. This looks to create housing that is dense and preserves the environment around it. It is set back from the road. Furthermore it creates community space for the residents - which is shown to improve happiness. More housing will be better for the whole community!

What area of Falmouth are you from?

EF Evie Fachon Aug 11, 2023

Falmouth

What would make this neighborhood even better?

EF Evie Fachon Aug 11, 2023

More opportunity for middle-and-low income families, while still maintaining green spaces access to nature. The proposed layout seems to do a great job with this!

What types of amenities would you like to see?

EF Evie Fachon Aug 11, 2023

Sidewalks, bike infrastructure, and connections to public transportation, community green spaces

Do you have concerns about how this project would impact the environment?

EF Evie Fachon Aug 11, 2023

All of the ponds in Falmouth are facing water quality challenges due to runoff from existing homes and business ... but this should not be a barrier to developing housing that is affordable for the working class members of the community. It would be great to see the people opposing this project on the basis of water quality concerns direct their efforts and energy towards promoting town sewerage projects.

Do you have specific comments related to the conceptual layout?

EF Evie Fachon Aug 11, 2023

The proposed layout looks great ... a good balance between providing needed housing density and maintaining open space. I appreciate that the units are set back from the road, and that the adjacent space will be used for a park and community garden. This is absolutely the kind of new building that families and young professionals are looking for!

What would make this neighborhood even better?

JD Jane D Aug 11, 2023

If the Falmouth residents who oppose this project would move away.

What would make this neighborhood even better?

MS Michael Stone Aug 11, 2023

Ensuring that residents like single moms and working families have secure and affordable housing, while also maintaining ample open space and clean air and clean water.

Do you have concerns about how this project would impact the environment?

JM Jane McLaughlin Dobisz Aug 11, 2023

Why would you ever consider this on Green Pond, which is already at risk?

Do you have specific comments related to the conceptual layout?

JM Jane McLaughlin Dobisz Aug 11, 2023

I, along with a packed auditorium of local residents who all raised their hands in opposition, am opposed to this project. The environmental impact, the bypassing/overriding the original intent of the deed, density, crime, lack of police force to monitor crime, traffic...all of these matters were raised at the last meeting. Why choose a fragile area for this when alternate options are available? I submitted this feedback yesterday, yet don't see it today. I can only see two of ten questions I replied to.

Do you have concerns about how this project would impact the environment?

AM ANNALIESE MEYER Aug 11, 2023

While new development is always an environmental concern, the housing crisis in Falmouth is such that to delay new housing efforts until all environmental issues can be addressed is not viable: the argument that we should delay is one that only those so privileged to have secure housing can make, and in all likelihood, proposed infrastructure to improve environmental impacts of the community on the surrounding environment will also be shot down by these same individuals as those initiatives will also be disruptive to the community.

What area of Falmouth are you from?

HM Hilary Morrison Aug 10, 2023

Falmouth proper

What would make this neighborhood even better?

HV Hannah Vanderscheuren Aug 10, 2023

Investing in affordable housing and public greenspace. Having more long-time residents of Falmouth support and welcome middle to low-income families and workers. Cape Cod is a wonderful place- let's make sure everyone feels welcome here!

How can we highlight the community's history and honor its roots and culture?

HV Hannah Vanderscheuren Aug 10, 2023

The cultural center and museum on Emerald properties in part honors people's migration histories to Cape Cod. Continue the legacy of Falmouth being a welcoming place by investing in affordable housing.

What would make this neighborhood even better?

za zainab afzal Aug 10, 2023

Making affordable housing for people here.

What would make this neighborhood even better?

JM Jane McLaughlin Dobisz Aug 10, 2023

Walking trails and green spaces.

What area of Falmouth are you from?

JM Jane McLaughlin Dobisz Aug 10, 2023

East Falmouth

What would make this neighborhood even better?

GT Geraldine Tis Aug 10, 2023

Less traffic, maintaining open space.

How can we highlight the community's history and honor its roots and culture?

GT Geraldine Tis Aug 10, 2023

Maintain the property as it was intended- open space and recreation.

What types of amenities would you like to see?

GT Geraldine Tis Aug 10, 2023

Walking trails and natural habitat instead of housing development on this site. There has to be affordable property inland, not near the water that can be developed.

Do you have concerns about how this project would impact the environment?

GT Geraldine Tis Aug 10, 2023

Absolutely. Green pond is already polluted, Falmouth already has a water use problem and a waste/sewage problem.

Do you have specific comments related to the conceptual layout?

GT Geraldine Tis Aug 10, 2023

1.) was any consideration given to renovating all of the school playgrounds to make them handicapped accessible instead of building another playground?2.) the proposed housing is too dense for the land size.3.) Both parcels 67 and 81 should be used for open space- walking trails as intended in the original agreement.

What types of amenities would you like to see?

PC Paulette Campbell Aug 10, 2023

This is a very environmentally sensitive area. Any amenities should be minimal and designed with their environmental footprint in mind.

What area of Falmouth are you from?

GT Geraldine Tis Aug 10, 2023

East Falmouth

Do you have concerns about how this project would impact the environment?

JS Jane Scarborough Aug 10, 2023

This is my main concern: the impact on Green Pond. At a minimum, Falmouth needs to put a sewer system in the area.

What area of Falmouth are you from?

JS Joanna Schaffer Aug 10, 2023

East Falmouth

What would make this neighborhood even better?

JS Joanna Schaffer Aug 10, 2023

Town Sewer

What area of Falmouth are you from?

JS Jane Scarborough Aug 10, 2023

Jane Scarborough Green Pond off Davisville

Do you have concerns about how this project would impact the environment?

JS Joanna Schaffer Aug 10, 2023

Concerns with the Survey as it does not allow a multiple choice option for people that are opposed to the Housing Portion and overall development- Therefore providing inaccurate data to all concerned that will be utilized to make decisions Town meeting Minutes from Rapoza Town meeting that finalized the acquisition of the property were read at the community Meeting in East Falmouth - It was clear that the intent of the Rapoza Family was to not allow any housing and to keep the land open and clear for community use "the last thing Davisville needs is more Houses" Disappointed that no one on this committee understood this before this entire process began. Of all the places to add affordable housing in Falmouth right up against Green Pond has to be one of the worst, if not the worst. Green Pond is in danger and adding more septic systems will absolutely put it further at risk. Another person cited the Brewster affordable housing project went well and people are happy but they have a better plan with proper spacing and land allotment. More concerns about Density, Traffic, Police Support, Drinking water, Lack of Town Sewage. A request for a show of hands in the Meeting - 2 people were in Support of the Project- the rest of the entire room was opposed. As a country we need affordable housing, it is a national problem for all young adults- But this plan will cause more harm than good- We opposed to housing on Green Pond.

JM Jane McLaughlin Dobisz Aug 10, 2023

Could not agree with you more! The survey was not written fairly, therefore the outcome will not be representative of what the residents want. The show of hands was nearly unanimous in its opposition to this project.

Do you have specific comments related to the conceptual layout?

JS

Joanna Schaffer Aug 10, 2023

Concerns with the Survey as it does not allow a multiple choice option for people that are opposed to the Housing Portion and overall development- Therefore providing inaccurate data to all concerned that will be utilized to make decisionsTown meeting Minutes from Rapoza Town meeting that finalized the acquisition of the property were read at the community Meeting in East Falmouth - It was clear that the intent of the Rapoza Family was to not allow any housing and to keep the land open and clear for community use "the last thing Davisville needs is more Houses"Disappointed that no one on this committee understood this before this entire process began.Of all the places to add affordable housing in Falmouth right up against Green Pond has to be one of the worst , if not the worst. Green Pond is in danger and adding more septic systems will absolutely put it further at risk.Another person sited the Brewster affordable hosing project went well and people are happy but they have a better plan with proper spacing and land allotment.More concerns about Density, Traffic, Police Support, Drinking water, Lack of Town Sewage.A request for a show of hands in the Meeting - 2 people were in Support of the Project- the rest of the entire room was opposedAs a country we need affordable housing, it is a national problem for all young adults- But this plan will cause more harm than good- We opposed to housing on Green Pond.

What types of amenities would you like to see?

HV

Hannah Vanderscheuren Aug 10, 2023

AD accessible playgrounds and greenspace, community recreation room or meeting space

Do you have concerns about how this project would impact the environment?

HV Hannah Vanderscheuren Aug 10, 2023

I understand people's concerns about reducing the water quality in the neighboring ponds, but the issue of affordable, multi-unit housing should not be entirely conflated with this issue.

Do you have specific comments related to the conceptual layout?

HV Hannah Vanderscheuren Aug 10, 2023

I am pleased to hear that community space, like the playground and public garden are included in the design plan.

What area of Falmouth are you from?

HV Hannah Vanderscheuren Aug 10, 2023

Downtown Falmouth

Do you have specific comments related to the conceptual layout?

BS Barbara Samuels Aug 10, 2023

This site is excellent for affordable housing for families with children due to adjacent elementary school & ballfields, plans for accessible playground & walkability to CVS etc & bus route on Rte 28. Falmouth desperately needs this type of housing affordable to the workers that keep the town going. Concerns about the ponds would be better directed to asking why Falmouth didnt sewer Davisville Rd area decades ago when our homes were built & provided with town water. Lets face it, we are the source of the nitrogen problem! Solutions to the housing crisis cant be put off until we finally get around to sewer the peninsula (if ever!).

Do you have concerns about how this project would impact the environment?

js john slattery Aug 10, 2023

Absolutely! Water quality in the ponds is already poor. How will this project improve the water quality?

What would make this neighborhood even better?

RS Rick Schaffer Aug 10, 2023

By leaving the land alone, we're already over congested.

How can we highlight the community's history and honor its roots and culture?

RS Rick Schaffer Aug 10, 2023

Leave the land alone and the way the Rapoza's wanted it and the way Davisville residents want it and the way the wildlife likes it.

What types of amenities would you like to see?

RS Rick Schaffer Aug 10, 2023

None, leave the land alone and the way the Rapoza's wanted it left to the town.

Do you have concerns about how this project would impact the environment?

RS Rick Schaffer Aug 10, 2023

Plenty - The nitrogen in Green Pond, the wildlife (Birds, Turtles, Fish and even insects) will suffer and die as a result of this massive construction.

Do you have specific comments related to the conceptual layout?

RS Rick Schaffer Aug 10, 2023

Thank you for the informative meeting last night at the Elementary School. I live on Crowell Rd and was shocked by the size and scope of this project. As you saw from last night's meeting, this project is not supported by East Falmouth. It does not help one single resident of Davisville or East Falmouth for the following reasons: 1. I can't believe they are twisting the intent of the sale to the town from the Rapoza's as it's clear they did not want it to fall into the hands of developers. It violates the intended Municipal use of the land itself. This will obviously open litigation. 2. We've already got way too much nitrogen in our ponds and this development will add so much more. There is no plan (and really no way) to divert the waste and fertilizer away from Green Pond. 3. One thing I did not hear enough of last night was the security concerns. As you could see, we are a retirement community and are too old to defend ourselves. Our Police and Fire departments are already seriously constrained and we've had 3 murders in the last year. Emerald will bring more drugs and crime to our area. That's all this Questionere will allow, I have many more !

What would make this neighborhood even better?

MV Miranda Vogt Aug 10, 2023

More affordable housing

How can we highlight the community's history and honor its roots and culture?

MV Miranda Vogt Aug 10, 2023

By allowing people who work here and contribute to the community to live here.

What types of amenities would you like to see?

MV Miranda Vogt Aug 10, 2023

Affordable housing, accessible playspaces, and green spaces for the community

What area of Falmouth are you from?

RS Rick Schaffer Aug 10, 2023

Crowell Rd

Do you have concerns about how this project would impact the environment?

MV Miranda Vogt Aug 10, 2023

Obviously we should make sure it will not further degrade the ponds nearby, but denser housing is far and away better for the environment than sprawling single family homes and golf courses, so everyone using "think of the environment" to oppose this project needs to take a good hard look at their actual reasons for opposition and their own anti-environmental behavior.

Do you have specific comments related to the conceptual layout?

MV Miranda Vogt Aug 10, 2023

I love it.

What area of Falmouth are you from?

MV Miranda Vogt Aug 10, 2023

I work in Woods Hole and have lived on Woods Hole Road and Pocasset (when I couldn't afford Falmouth anymore).

What would make this neighborhood even better?

KG Karen Goehring Cardillo Aug 10, 2023

Gardens - nature - green space

What area of Falmouth are you from?

DS David Schott Aug 10, 2023

Davisville

What area of Falmouth are you from?

 s g Aug 10, 2023

Davisville RdEast Falmouth

What area of Falmouth are you from?

 Shaun Hunt Aug 10, 2023

Karyn Jane Ave off DavisvilleEast Falmouth

What area of Falmouth are you from?

 Cheryl Barrett Aug 10, 2023

Davisville

What would make this neighborhood even better?

 Cheryl Barrett Aug 10, 2023

If it were someplace else!

BS Barbara Samuels Aug 10, 2023

This is the essence of NIMBYism. "I'm all for affordable housing, just not in this location (or this neighborhood). There's always a reason, usually pretextual (But the traffic! Open space! Storm water! Density! Crime! Etc., etc., etc.), why this site in this neighborhood is the wrong place.

Do you have concerns about how this project would impact the environment?

CB Cheryl Barrett Aug 10, 2023

Absolutely. I think the environmental impact will be devastating.

Do you have specific comments related to the conceptual layout?

CB Cheryl Barrett Aug 10, 2023

Hate it

What would make this neighborhood even better?

MH Michael Hennessey Aug 09, 2023

Do not develop the property other than for open parkland

Do you have specific comments related to the conceptual layout?

KM Ken McMullen Aug 09, 2023

I am opposed to this project

What would make this neighborhood even better?

KM Ken McMullen Aug 09, 2023

Not building this project!

How can we highlight the community's history and honor its roots and culture?

KM Ken McMullen Aug 09, 2023

I'm totally against this project

What would make this neighborhood even better?

JS Jane Stimpson Aug 09, 2023

More affordable housing and more understanding and empathy for those who need affordable housing.

Do you have concerns about how this project would impact the environment?

KM Ken McMullen Aug 09, 2023

Have gray water study's been performed?What type of septic system is being proposed?

How can we highlight the community's history and honor its roots and culture?

JS Jane Stimpson Aug 09, 2023

I am not an expert, but I would hope the planners would consult the Historical Society, Cape Verdean Museum, and Wampanoag representatives to determine how best to highlight the community's history.

What area of Falmouth are you from?

NM Nina Murphy Aug 09, 2023

East Falmouth off Davisville Rd

What types of amenities would you like to see?

JS Jane Stimpson Aug 09, 2023

Resident access to community gardens and walking trails. I like that there is an accessible play space amenity as well.

What area of Falmouth are you from?

SS Stacey Strong Aug 09, 2023

East Falmouth

What area of Falmouth are you from?

TA Tom Austin Aug 09, 2023

Davisville road (off Crowell)

Do you have concerns about how this project would impact the environment?

JS Jane Stimpson Aug 09, 2023

Yes, I have general concerns, but I don't know enough about the issue yet to know what environmental impacts would be most likely.

What area of Falmouth are you from?

KM Ken McMullen Aug 09, 2023

East Falmouth

Do you have specific comments related to the conceptual layout?

JS Jane Stimpson Aug 09, 2023

I have a plot in the community garden and like that it is preserved in the master plan.

What area of Falmouth are you from?

JS Jane Stimpson Aug 09, 2023

East Falmouth

What would make this neighborhood even better?

KL Kate LINEHAN Aug 09, 2023

More open space, gardening opportunities, walking trails, enlarging the Cape Verde Museum to add other Portugese groups who've contributed to our Community.

How can we highlight the community's history and honor its roots and culture?

KL Kate LINEHAN Aug 09, 2023

Support the Cape Verde Museum. Expand the current public gardens to add to the opportunity for local people to garden on available plots. Create walking trails for people to get out in nature.

What types of amenities would you like to see?

KL Kate LINEHAN Aug 09, 2023

A public park, a Playground, expanded Victory Gardens, a ball field, or any other Municipal amenity available for the use of all abutters/neighbors. This neighborhood does not need additional housing on this property.

Do you have concerns about how this project would impact the environment?

KL Kate LINEHAN Aug 09, 2023

Absolutely! Water quality in Green Pond and Bournes Pond is at risk of further Nitrogen loading from this development. Creating additional hard top driveways, and/or parking lot causes runoff problems. The addition of more than a couple of cars creates more traffic congestion at an area adjacent to the school which is already congested most of the year.

BS Barbara Samuels Aug 10, 2023

Isn't the real issue behind environmental concerns Falmouth's failure to sewer the Davisville peninsula when our existing homes were built & town water installed? And why do we still not have a firm plan and time line for doing so? The affordable housing development will only add very marginally to the the current nitrogen levels caused by our existing homes (and the expensive new ones on Clam Lane, Crowell Rd).

Do you have specific comments related to the conceptual layout?

KL Kate LINEHAN Aug 09, 2023

I don't believe that the Emerald parcel is a good location for such dense housing. The ponds on both sides of Davisville Rd. Are environmentally sensitive, and don't need the additional risk of further Nitrogen loading. The Community at large does not need the additional traffic of such a large housing complex.

What area of Falmouth are you from?

KL Kate LINEHAN Aug 09, 2023

East Falmouth. We live in Fisherman's Cove.

What types of amenities would you like to see?

KC Kylene Cooley Aug 09, 2023

Fruit-bearing trees and making some produce from community garden plots available to anyone, publicly accessible drinking water in the recreational space. Bicycle racks and paths that can accommodate them. Easy access to a bus stop. Informational signs for historical structures.

Do you have concerns about how this project would impact the environment?

KC Kyrene Cooley Aug 09, 2023

As more of an opportunity than a concern, I wonder if improvements to the sections of the lots that cannot support built structures could reduce flood risks to the surrounding neighborhoods.

Do you have specific comments related to the conceptual layout?

KC Kyrene Cooley Aug 09, 2023

I like the intention of putting recreational and community gathering spaces near housing such that the need to drive to public spaces is reduced. I hope that the housing in this project can accommodate smaller family units, and a younger workforce that wants to grow and support the community.

What area of Falmouth are you from?

KC Kyrene Cooley Aug 09, 2023

Currently working in Woods Hole, but I had to find housing off-Cape. I am actively looking to join the Falmouth community.

What would make this neighborhood even better?

JM Jessica Mahler Aug 08, 2023

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What would make this neighborhood even better?

BW BENJAMIN WEISS Aug 08, 2023

More affordable housing.

What types of amenities would you like to see?

BW BENJAMIN WEISS Aug 08, 2023

Open green spaces, trails. I loved the idea for a public calisthenics park.

Do you have concerns about how this project would impact the environment?

BW BENJAMIN WEISS Aug 08, 2023

This is certainly an important consideration. A thorough environmental impacts study should be conducted.

Do you have specific comments related to the conceptual layout?

BW BENJAMIN WEISS Aug 08, 2023

We need more affordable housing in this town. I'm very excited to see that this project is underway.

What would make this neighborhood even better?

KM Kelly McKeon Aug 08, 2023

Having nurses, firefighters, teachers, service workers, and other essential workers will make this neighborhood even better. Right now, there is nowhere for the people that support this community to live. Building a beautiful space for our most important community members and their families to live will improve this neighborhood and all of Falmouth.

Do you have specific comments related to the conceptual layout?

KM Kelly McKeon Aug 08, 2023

I think it's fantastic that the proposed plan still includes so much open space, preserves the gardens, and offers a playground area so close to the school

What area of Falmouth are you from?

KM Kelly McKeon Aug 08, 2023

Downtown

What area of Falmouth are you from?

LW L W Aug 07, 2023

East Falmouth of of Davisville

What would make this neighborhood even better?

LW L W Aug 07, 2023

More green space. Fewer large town projects. Manage today what we have by the town. Sewage and ground water management. Do we really need to "Urbanize" Falmouth? Let's keep Falmouth quaint not Urban.

How can we highlight the community's history and honor its roots and culture?

LW L W Aug 07, 2023

A large housing development has nothing to do with the communities history, roots and culture. It will ruin what Davisville has been and will greatly ruin the complexity of the current historical district.

What types of amenities would you like to see?

LW L W Aug 07, 2023

Green space left as is. We do not need this in East Falmouth. The town needs to honor the deed transfer that the benefactor of the land had with the town of Falmouth.

Do you have concerns about how this project would impact the environment?

LW L W Aug 07, 2023

Putting in a low income project of 44 units in the space cannot be accommodated. It removes green space from the town. Run off and sewage disposal of this many units will overload the estuaries that surround it. We are already having dire issues with Green Pond and Bourne's pond with nitrogen levels and we are going to drop a large housing development into the aquafer. How are we going to manage the traffic in an already congested area. Davisville rd comes to a halt when the elementary school is in session. Route 28 in that area is a parking lot with the many roads that lead into route 28. And lets add more low income units into an area that has had shootings, knifings and countless drug activities. Let's find a less impacted area away from our precious estuaries and aquafer.

Do you have specific comments related to the conceptual layout?

LW L W Aug 07, 2023

- Breach of understanding between benefactor of the land to the town of Falmouth. Not intended for housing.- Large housing project will greatly impact the complexity of the neighborhood and cause traffic issues in an already congested area.- Cannot consider such a project because of the environmental aspects of sewage, runoff and devastation of green space- We cannot even get our sidewalks maintained and now the town is going to add low income housing. Ludicrous!

What would make this neighborhood even better?

LL Lynne L Aug 07, 2023

Keep it a green space. This area is already crowded and has traffic and crime issues

What would make this neighborhood even better?

LC Laurie Collins Aug 07, 2023

Fix and widen sidewalks; town sewer and recreational fields.

What would make this neighborhood even better?

 K Wood Aug 07, 2023

Improved sidewalks and sewers.

How can we highlight the community's history and honor its roots and culture?

 K Wood Aug 07, 2023

Retain as an open space to be used by all.

Do you have concerns about how this project would impact the environment?

 K Wood Aug 07, 2023

Yes, absolutely! Would like to see an enviromental impact study.

Do you have specific comments related to the conceptual layout?

 K Wood Aug 07, 2023

I would like to see a rendering of the site, the number of residents expected, and results of any past or future impact studies.

What area of Falmouth are you from?

KW K Wood Aug 07, 2023

Davisville

What would make this neighborhood even better?

SS Stu Sporn Aug 02, 2023

To honor agreement when the Rapoza property was acquired in 1995. It was stipulated the land was to be used for public recreation and conservation. Specifically, this property can only be used for those purposes. Any other purpose would require Town Meeting and State Legislature approvals. Advise us why Falmouth wishes to bypass a land usage clause by calling for a town meeting to discuss and go through a legislative approval?

PF Peter Foye Aug 08, 2023

Save East Falmouth: <https://www.saveeastfalmouth.com/>

How can we highlight the community's history and honor its roots and culture?

SS Stu Sporn Aug 01, 2023

No idea

What types of amenities would you like to see?

SS Stu Sporn Aug 01, 2023

Trees, open space, limit concrete.

Do you have concerns about how this project would impact the environment?

SS Stu Sporn Aug 01, 2023

Yes, has an environmental impact study been conducted?

Do you have specific comments related to the conceptual layout?

SS Stu Sporn Aug 01, 2023

What would be important to me are some basic questions about the project to have a meaningful discussion at the initial meeting. What was the purpose of the current zoning restrictions and why is this project being considered when the current zoning needs to be bypassed by public hearings? How many units are planned for and number of people occupying them? Is there a draft map of the plan? Since this project is south of 28, affectionately known as the 'slosh zone' is there an environmental impact study? For residents in the slosh zone required to apply for a mortgage be required to take costly flood insurance? How will this project impact the adjacent elementary school? Is there an infrastructure study? Hoping my initial questions help for a a productive meeting. Best wishes, Stuart Sporn

What area of Falmouth are you from?

SS Stu Sporn Aug 01, 2023

East Falmouth Please note that the email to planning@falmouth.gov link appears to be broken. Here are thoughts that should be addressed prior to the meeting. What would be important to me are some basic questions about the project to have a meaningful discussion at the initial meeting. What was the purpose of the current zoning restrictions and why is this project being considered when the current zoning needs to be bypassed by public hearings? How many units are planned for and number of people occupying them? Is there a draft map of the plan? Since this project is south of 28, affectionately known as the 'slosh zone' is there an environmental impact study? For residents in the slosh zone required to apply for a mortgage be required to take costly flood insurance? How will this project impact the adjacent elementary school? Is there an infrastructure study? Hoping my initial questions help for a productive meeting. Best wishes, Stuart Sporn

PF Peter Foye Aug 08, 2023

The correct email address is planning@falmouthma.gov

PF Peter Foye Aug 08, 2023

The correct email address is planning@falmouthma.gov

What would make this neighborhood even better?

EP Edward Perry Jul 10, 2023

We understand that progress will occur. However minimize the density of housing / cars / traffic and structures. Keeping this historical location / street as natural as possible. Frontage to Davisville and other public roads to be as wooded as possible to preserve the unpopulated appearance. Sidewalks on both sides and expand the community gardens.

What types of amenities would you like to see?

EP Edward Perry Jul 10, 2023

As a resident of Davisville, I am not sure this is a suitable question. Davisville property owners would prefer to keep the site as is and enjoy the wooded areas, minimize the already congested traffic, reduce the speeding that occurs on a historic (and very straight / flat) road and maintain the wildlife that exists. Similarly the historic house cannot be impacted. I work with a large Cape Verdean group in MA and removing a piece of their history is not very human of us.

Do you have concerns about how this project would impact the environment?

EP Edward Perry Jul 09, 2023

I presume there must be a large sewer project to be included to move forward. Septic and effluent discharge would be wildly detrimental to the environment for a plan of this size. Need to understand how this will be handled and how it impacts/is provided to the adjacent existing homeowners.

Do you have specific comments related to the conceptual layout?

EP Edward Perry Jul 09, 2023

Review of the plan shows a fairly high density of buildings in a small plot(s) of land. Davisville already suffers from a challenging quantity of traffic making exiting the properties onto the road dangerous to my family and tenants during the summer months. What considerations are being made to support the increased traffic and safety? At night there is significant coyote activity as heard from those lots? What can be done to preserve the wildlife as opposed to simply displacing them? Considering the fact that most homes are on septic along Davisville, what considerations are being made to the existing homeowners to connecting to the (I presume installed during this work) sewer line?

BS Barbara Samuels Aug 10, 2023

It would be great if this project finally lead to sewerage the Davisville peninsula. Big mistake not to do it decades ago. Current foot dragging an even bigger mistake. Dont compound that mistake by using it as an excuse to block the affordable housing Falmouth badly needs!

What area of Falmouth are you from?

EP Edward Perry Jul 09, 2023

Davisville Road

What would make this neighborhood even better?

PC Paulette Campbell Jul 05, 2023

Please just make it safer!!! Reduce drug problems in the area that have led to 3 murders within 1 mile in 2023

How can we highlight the community's history and honor its roots and culture?

PC Paulette Campbell Jul 05, 2023

Keep the Emerald House Cultural Center and Garden

Do you have concerns about how this project would impact the environment?

PC Paulette Campbell Jul 05, 2023

Very much so! Being so close to the already compromised Green Pond, and considering the huge change in septic regulations that the State of Mass is rolling out, what are the wastewater arrangements fir short term and long term. Also, the clearing of land, the run off from paved surfaces like parking lots, and the traffic

Do you have specific comments related to the conceptual layout?

PC Paulette Campbell Jul 05, 2023

Yes, I feel strongly in owner-occupied housing that's affordable and encourages families to plant roots and Falmouth and help it to be a diverse, thriving community

PC Paulette Campbell Aug 11, 2023

That being said, the Davisville site so close to the impaired Green Pond is not appropriate fort any type of additional housing development

What area of Falmouth are you from?

PC Paulette Campbell Jul 05, 2023

Davisville

How can we highlight the community's history and honor its roots and culture?

BG Brian G Jul 04, 2023

Maybe build a few replica farmhouses close to Davisville Road, build the playground in conjunction with the existing adjacent playground on the southwest corner of the school property (the land is already cleared) and allow for school use somehow (has this been considered?). Expand the community garden as it directly honors the agricultural past of the community. The current plot sizes are limited to 100 sq ft (10 x 10) which limits the type of plants and the amount of food grown on the property. The community garden is extremely successful and 100% subscribed! Finally, create walking trails on the undeveloped land possible assign the land to the 300 Committee or put a Conservation Restriction (CR) on the town with a proviso that is could be utilized for a sewer facility in the future if needed.

What types of amenities would you like to see?

BG Brian G Jul 04, 2023

If housing is ultimate decided upon make it lower density and owner occupied! Also require that a replica 1900 farmhouse is built closest to Davisville similar in style to 67 and 85 Davisville. Make it visually support the Historic Preservation mandate and do not remove the larger trees on Davisville Road.

Do you have concerns about how this project would impact the environment?

BG Brian G Jul 04, 2023

Housing density, sewage concerns, and run off into Green Pond, as well as the clearing of trees and the preserving of the natural environment. Currently there are no definitive plans to sewer Davisville. This is a direct result of the lower housing density on the peninsula and the land preservation that has taken place in the past. The development of these two parcels is contrary to this. Additionally, given the "cleaning up of the estuaries State mandate" and our ongoing and developing plan to address this issue, I urge the town and Select Board to leave these two parcels as they are. There may be a need to build some type of sewer facility at the head of Davisville and these properties would be ideal to support that potential need. In fact, I seem to remember that was one of the reasons supporting the acquisition of these properties. Additionally, the Davisville lights get very congested on school mornings sometimes taking 3 cycles to clear the intersection. The housing aspect of this project will only make it worse.

Do you have specific comments related to the conceptual layout?

BG Brian G Jul 04, 2023

Housing density, sewage concerns, and run off into Green Pond. The legality and possibility of law suits for building on 81 Davisville.....Housing does not appear to be a clear municipal use, especially if the land is transferred to a developer and not owned/controlled by the town. Who made this determination? Were multiple independent opinions solicited and received.....Remember the windmill experience. The original intent (e.g. agreement?...municipal use) of the Raposa family. Transfer some of the school property (southeast corner of the school lot) to the project and incorporate the jungle gym, tennis court, and basketball court into the playground plan. They are essentially adjacent to one another under the current plan. The land is already cleared and, in my view, underutilized. The consultants/planners who generated the plan initially placed the playground on the wrong lot extremely compressing the public dialog timeline. How did this happen? 67 Davisville was transferred in 1995. 81 Davisville was transferred in 2007. The current process is very rushed. What has changed? Recommend slowing down.

What area of Falmouth are you from?

BG Brian G Jul 04, 2023

Davisville

What area of Falmouth are you from?

DP Donna Paruti Jun 30, 2023

East Falmouth

What would make this neighborhood even better?

JN Jill Neubauer Jun 29, 2023

Community. Design, Low density

How can we highlight the community's history and honor its roots and culture?

JN Jill Neubauer Jun 29, 2023

With sensitive design. Thoughtful architecture and not overloading the site.

What types of amenities would you like to see?

JN Jill Neubauer Jun 29, 2023

Bikes, electric car chargers, outdoor spaces, porches, solar panels, solar oriented homes not just one design that gets moved around the site.

Do you have concerns about how this project would impact the environment?

JN Jill Neubauer Jun 29, 2023

They should be Net Zero to lead with the highest standard.

Do you have specific comments related to the conceptual layout?

JN Jill Neubauer Jun 29, 2023

"Architecture and design compatible with the area." The design and density for this site can be successful if you make these goals a priority. I would suggest that the language quoted about is not a strong statement - it is not ensuring strong design or sensitive density. Why is the town suggesting 44 to 90 bedrooms. Why does the project need to have a minimum of 44 bedrooms? The ROI does not need to maximize the site.

What area of Falmouth are you from?

JN Jill Neubauer Jun 29, 2023

Hatchville

What would make this neighborhood even better?

RH Robert Hanlon Jun 28, 2023

Improve sidewalks What is on Davisville Road needs to be improved

How can we highlight the community's history and honor its roots and culture?

RH Robert Hanlon Jun 28, 2023

Leave property as is

What types of amenities would you like to see?

RH Robert Hanlon Jun 28, 2023

Move the ballfield from East Falmouth elementary school over to this property . School needs more parking . Davisville Road in blocked every school day morning and afternoon from parents drop off and pick up School needs more parking

Do you have concerns about how this project would impact the environment?

RH Robert Hanlon Jun 28, 2023

Septic would make water quality in pond worse then it is now

Do you have specific comments related to the conceptual layout?

RH Robert Hanlon Jun 28, 2023

To many units in to small area traffic is already bad in that area If you decide to do anything should be single family homes not duplexes 40 to 90 bedrooms are to many .

What area of Falmouth are you from?

RH Robert Hanlon Jun 28, 2023

Fishmans Cove East Falmouth

What would make this neighborhood even better?

MA MaryEllen Alwardt Jun 27, 2023

Honoring Mr. Raposa's request by not building on this property and keeping the wooded area for the existing wildlife habitat.

How can we highlight the community's history and honor its roots and culture?

MA MaryEllen Alwardt Jun 27, 2023

By not building housing on the small 3.1 acreage.

Do you have concerns about how this project would impact the environment?

MA MaryEllen Alwardt Jun 27, 2023

Most definitely!

Do you have specific comments related to the conceptual layout?

MA MaryEllen Alwardt Jun 27, 2023

This site is inappropriate for a community housing project for many reasons. Density, traffic safety, wildlife, pollution, wastewater issues, child safety; just to name a few.

What area of Falmouth are you from?

MA MaryEllen Alwardt Jun 27, 2023

Davisville Road, East Falmouth

What would make this neighborhood even better?

SA Steve Adams Jun 26, 2023

Adding a bike lane and improving sidewalks along Davisville Road.

How can we highlight the community's history and honor its roots and culture?

SA Steve Adams Jun 26, 2023

Creating more affordable housing is an admiral goal and it honors the agricultural history of the area. Keeping the environment safe from human overload will be necessary to preserve its culture.

What types of amenities would you like to see?

SA Steve Adams Jun 26, 2023

Walking trails.

Do you have concerns about how this project would impact the environment?

SA Steve Adams Jun 26, 2023

Yes. For a project of this size and density, you will need a very good plan to mitigate nitrogen loading of our beautiful Green Pond. Constructing a private sewer system or hooking into a town system, for which there is no current plan, must be required to proceed.

Do you have specific comments related to the conceptual layout?

SA Steve Adams Jun 26, 2023

No

What area of Falmouth are you from?

SA Steve Adams Jun 26, 2023

Sandcastle Drive, East Falmouth

What would make this neighborhood even better?

SW Scott Wayne Jun 25, 2023

Trader Joe's ;-)

How can we highlight the community's history and honor its roots and culture?

SW Scott Wayne Jun 25, 2023

Preserve the museum. Limit the traffic increase by decreasing the proposed number of units

What types of amenities would you like to see?

SW Scott Wayne Jun 25, 2023

The proposed playground looks great if developed as originally planned, with clear and open views and access to Davisville Rd. Expanded community garden

Do you have concerns about how this project would impact the environment?

SW Scott Wayne Jun 25, 2023

Yes. Green Pond watershed, increased traffic, no possibility for future expansion of community garden

Do you have specific comments related to the conceptual layout?

SW Scott Wayne Jun 25, 2023

Far too much density in an environmentally sensitive area

What area of Falmouth are you from?

SW Scott Wayne Jun 25, 2023

Davisville

What would make this neighborhood even better?

LG Lauren G. Jun 25, 2023

By not building dense housing or playgrounds! and instead improving the sidewalks along Davisville Road and adding bike lane for safe walking and biking. If this project moves forward, Habitat for Humanity (H4H) would do a much better job than a developer. H4H supports beautiful, affordable home ownership. Unlike a developer who would only be required to make 25% of units "affordable", H4H would build 100% affordable homes.

How can we highlight the community's history and honor its roots and culture?

LG Lauren G. Jun 25, 2023

Keep the existing space green and expand the community gardens.

What types of amenities would you like to see?

LG Lauren G. Jun 25, 2023

Improve the sidewalks and build a bike path on Davisville Road for the safety of pedestrians and bicyclists.

Do you have concerns about how this project would impact the environment?

LG Lauren G. Jun 25, 2023

The proposed range of 44-90 bedrooms on plot 81 Davisville is extremely dense. The additional sewage & run off so near to Green Pond would be detrimental to the health of the pond without an adequate sewer system - and an adequate sewer system is currently not in place or PLANNED. Cutting down all of those trees and replacing with asphalt would be a VERY poor decision given the current state of our environment.

Do you have specific comments related to the conceptual layout?

LG Laureen G. Jun 25, 2023

I do not support additional housing being built on this lot. The plan presented 6/20/23 at E.Falmouth Elementary lacked sufficient detail to adequately comment. However, the proposed range of 44-90 bedrooms on plot 81 Davisville is extremely dense. The additional sewage & run off so near to Green Pond would be detrimental to the health of the pond without an adequate sewer system - and an adequate sewer system is currently not in place or PLANNED. The proposed density increases traffic very near an already busy intersection (Rte. 28 & Davisville) and school. The clearing of trees & replacing them with asphalt is exactly what we DO NOT need at this time of climate change. In addition, 81 Davisville was designated for public recreation and municipal purposes. I urge the planning group to carefully review the definition of "municipal purposes" as I am doubtful the intent of the Rapozza family in 2007 was to have the town sell or grant the property to a developer to build 44-90 bedroom units on this 3.92 acre property. I am against the disregard of the original intended use of this property. The proposed multi-generational playground is a good one in theory, however I am concerned about the cost to build as planned AND properly MAINTAIN it. The playground has potential to be used for criminal activity at this location if not properly secured, monitored, and maintained. Who will pay for that?

What area of Falmouth are you from?

LG Laureen G. Jun 25, 2023

East Falmouth (Davisville Road neighborhood)

Do you have specific comments related to the conceptual layout?

Bw Bob walsh Jun 25, 2023

The plan presented on June 20 at East Falmouth school did not provide concrete detail for us to respond to. Nearly every question was answered with the Town "did not know yet". I agree with all Bob Hewitt's comments plus, for a proposal such as this, the plan to address the sewage created must be detailed. In that detail include the sewer cost and funding source. The town can not walk away from the June 20 meeting nor the comments provided on this questionnaire and claim you captured our feedback. When the plan has more detail and addresses our questions then you can get valid feedback.

What would make this neighborhood even better?

BS Barbara Samuels Jun 24, 2023

New sidewalks on both sides of Davisville and/or protected bike path/lane on on side from 28 to Menuhaunt Rd & Beach. A lot of people (including senior) walk on Davisville for exercise but sidewalks are narrow and uneven. Also people bike there and its not very safe. More public access to water.

What area of Falmouth are you from?

BS Barbara Samuels Jun 24, 2023

Davisville area of East Falmouth. This is an excellent location for affordable rentals for families with children given its location next to the Elementary School and the planned playground. I hope you will incorporate 3 & 4 bedroom units and family-oriented design into the planning. Also, in site planning, dont be afraid of density to make efficient use of the land. The housing for kids & their families is needed!

What would make this neighborhood even better?

CP Cherie Perdikis Jun 21, 2023

nothing

What would make this neighborhood even better?

BH Bob Hewitt Jun 21, 2023

Improve sidewalks

How can we highlight the community's history and honor its roots and culture?

BH Bob Hewitt Jun 21, 2023

Keep this area as is. Do not overbuild the area

What types of amenities would you like to see?

BH Bob Hewitt Jun 21, 2023

None at this time

Do you have concerns about how this project would impact the environment?

BH Bob Hewitt Jun 21, 2023

1. Green pond already has water quality issues. 2. Traffic on Davisville Rd has too much traffic for the size of the road 3. Davisville sidewalks are a mess and need to be replaced they can't take additional foot traffic. Many walkers use roadway to walk rather than the sidewalk Davisville and 28 already is a dangerous intersection

Do you have specific comments related to the conceptual layout?

BH Bob Hewitt Jun 21, 2023

Here is what I saw. 1. To many bedrooms should be less than 44 2. Information lacks detail 3. Play area should not be done due to placement as it is hidden from road. We have had 3 stabbing in this are in the last 9 months. Area will be used at night for drugs.

What area of Falmouth are you from?

BH Bob Hewitt Jun 21, 2023

East Falmouth Pheasant Ln

How can we highlight the community's history and honor its roots and culture?

DP Dick Pooley Jun 21, 2023

Maintain / expand the community garden space.

What types of amenities would you like to see?

DP Dick Pooley Jun 21, 2023

Handicapped accessible playspace

Do you have concerns about how this project would impact the environment?

 Dick Pooley Jun 21, 2023

Loss of habitat from the overall project by clear cutting of treed areas for playspace and housing. Stormwater runoff management due to all the hardscape proposed - additional roads and parking.

Do you have specific comments related to the conceptual layout?

 Dick Pooley Jun 21, 2023

Proposed housing is too dense for the area. Should be more like Willett Way built by Habitat for Humanity

What area of Falmouth are you from?

 Dick Pooley Jun 21, 2023

East Falmouth

What types of amenities would you like to see?

ES Edward SanClemente Jun 15, 2023

ice skating in winter months

What types of amenities would you like to see?

ES Edward SanClemente Jun 15, 2023

ice skating in winter months

What area of Falmouth are you from?

ES Edward SanClemente Jun 15, 2023

East Falmouth

What would make this neighborhood even better?

RW Robert Wilson Jun 12, 2023

By keeping as open space, walking trails, picnic areas, and play space.

How can we highlight the community's history and honor its roots and culture?

RW Robert Wilson Jun 12, 2023

By keeping as open space, park, walking trails and play space.

How can we highlight the community's history and honor its roots and culture?

RW Robert Wilson Jun 12, 2023

By l

What types of amenities would you like to see?

RW Robert Wilson Jun 12, 2023

Keep as open space, park, walking trails, play space.

cW chaz Wright Jun 18, 2023

Bocce and horseshoe courts would be great for all ages

Do you have concerns about how this project would impact the environment?

 Robert Wilson Jun 12, 2023

Yes. Many concerns.

Do you have specific comments related to the conceptual layout?

 Robert Wilson Jun 12, 2023

Yes. Should remain as open agriculture space with play space.

What area of Falmouth are you from?

 Robert Wilson Jun 12, 2023

Davisville

What would make this neighborhood even better?

 Robert Wilson Jun 12, 2023

By not building a project of this size and adding to an already stressed area in many different topics of concern.

How can we highlight the community's history and honor its roots and culture?

 Robert Wilson Jun 12, 2023

By keeping area as open space, with walking trails, play space and agricultural efforts.

What types of amenities would you like to see?

 Robert Wilson Jun 12, 2023

Keep area available to play space, walking trails and agricultural use.

Do you have concerns about how this project would impact the environment?

 Robert Wilson Jun 12, 2023

Yes. Area is already saturated. It should remain as open space. I do like the idea of the "play space" would this include handicap access?

Do you have specific comments related to the conceptual layout?

 Robert Wilson Jun 12, 2023

This is not a viable site for a project of this size. Many concerns as we are already saturated and can't handle a project of this size in this location.

What area of Falmouth are you from?

 Robert Wilson Jun 12, 2023

Davisville

What would make this neighborhood even better?

 Peter Foye Jun 12, 2023

Don't build it

How can we highlight the community's history and honor its roots and culture?

 Peter Foye Jun 12, 2023

N/A

What types of amenities would you like to see?

 Peter Foye Jun 12, 2023

all recreational uses

Do you have concerns about how this project would impact the environment?

PF Peter Foye Jun 12, 2023

This project would introduce massive impact and cost to the town for sewerage/septic needed. Again, I do not support housing of any type on 76 and/or 81 Davisville Rd

Do you have specific comments related to the conceptual layout?

PF Peter Foye Jun 12, 2023

67 Davisville was approved by the the voters of Falmouth for acquisition for recreation and/or municipal use recreational lot, NOT for affordable (or any other kind of) housing development. I am very much against the willful disregard of the original approved use of this land for any type of housing.

What area of Falmouth are you from?

PF Peter Foye Jun 12, 2023

East Falmouth

Do you have specific comments related to the conceptual layout?

BH Brenda Healy Jun 11, 2023

I am still worried about the sewerage, Is there any town sewer access to this project? The other issue that has not been discussed is The FUNDING for the playspace is not approved at this time. When the housing project is done then that will be discussed. Finally, how will you handle the stormwater for the surrounding houses and Green Pond?

What area of Falmouth are you from?

BH Brenda Healy Jun 11, 2023

East Falmouth

What area of Falmouth are you from?

DB David Bohn Jun 08, 2023

East Falmouth Please add a locus map that shows a broader area for context. Additionally, I suggest you provide a listing of the "project team." Who are the firm's and investors involved in planning, designing, constructing and financing this project. Who is the town's main point of contact?

Do you have specific comments related to the conceptual layout?

DS David Schott Jun 05, 2023

Can we put six duplexes on our 1 acre parcel? When I see cluster zoning, it is usually NOT in a watershed area, a school district, an area without sewer. This land is for municipal use, not housing. How about expanding the community garden and handicap accessible playground?

What area of Falmouth are you from?

DS David Schott Jun 05, 2023

East Falmouth

What area of Falmouth are you from?

MR Megan Rogers Jun 05, 2023

Are there any updates that we should be aware of for this project??

What area of Falmouth are you from?

MR Megan Rogers Jun 05, 2023

Is there a meeting coming up on June 20th at 6:30pm at the East Falmouth Elementary School Cafeteria?? The update said the meeting was going to be in late August???



Town of Falmouth Jun 06, 2023

Yes, there is. We are meeting with the East Falmouth Village Association on June 20th. The public meeting (to be held in August) is a separate meeting. To be clear, each one of these meetings that the town is attending (CPC, Recreation, Affordable Housing, etc.) will include the exact same presentation - it's simply intended to be an opportunity for each committee to provide feedback.

Do you have specific comments related to the conceptual layout?



Megan Rogers Apr 06, 2023

Are there any future meetings scheduled to learn more about this project? How can we stay informed?



Town of Falmouth Apr 20, 2023

There will be a future public meeting; however, we haven't scheduled it yet. Once we have a date, time, and location, we'll be posting it to this page and sending out notifications.



Megan Rogers May 23, 2023

Any updates for this website after the Selectman's meeting last night? 5/22/23? Looking for the new master plan and civic engagement dates for abutters.



Town of Falmouth May 26, 2023

The updated conceptual master plan is located at the bottom of the "Info" page - scroll all the way down and you'll see it listed under "Information and Plans". We are working on scheduling stakeholder committee meetings (see the "Timeline" page) and the public meeting - likely to be held in August.

 **BH** Brenda Healy Jun 11, 2023

Can you please post the upcoming meetings being held

What would make this neighborhood even better?

 **JB** Joshua Bond Mar 30, 2023

What committees have you met with in March? And plan to meet with in April? (You said this was happening in the update section.) Candidly this community outreach phase appears nonexistent.



Town of Falmouth Apr 20, 2023

Unfortunately, we haven't been able to meet with committees yet because an error was discovered in the conceptual master plan completed by our consulting engineering firm. Once we have an updated conceptual plan, we plan to restart the civic engagement program.

What types of amenities would you like to see?

 **A** André Price Mar 28, 2023

An outdoor calisthenic park would be great. Gyms in Falmouth are typically for-profit, so it would be nice to have an accessible & safe area to get calisthenic exercise with no financial barrier for entry.



Town of Falmouth Apr 20, 2023

Thank you for your comment.

Do you have specific comments related to the conceptual layout?

 Susan Woods Mar 28, 2023

Yes. Can we bring back the original plan of the larger play space that embraces inclusivity and disabled individuals?

 Town of Falmouth Apr 20, 2023

Please note - an error was discovered in the conceptual master plan completed by our consulting engineering firm. With this engineering error, the concept plan inaccurately displayed the developable portions of both properties (#67 and #81 Davisville Rd) and therefore the public engagement program has been paused until the situation can be rectified. Town staff is awaiting a revised conceptual plan that accurately reflects the buffer and the new potential development, and once received, will continue engaging with stakeholders and planning the future public meeting.

Do you have specific comments related to the conceptual layout?

 Joshua Bond Mar 26, 2023

Would the Emerald Properties organization make the clear commitment that housing to the west of the 200-foot riverfront line (indicated in purple in the diagram) is definitively out-of-scope? And that the RFP will have a clear **requirement** that all housing and related items (including, but not limited to, landscaping, utility structures, walkways, etc.) must fall to the east of that 200-foot line?

 Town of Falmouth Apr 20, 2023

Please note - an error was discovered in the conceptual master plan completed by our consulting engineering firm. With this engineering error, the concept plan inaccurately displayed the developable portions of both properties (#67 and #81 Davisville Rd) and therefore the public engagement program has been paused until the situation can be rectified. Town staff is awaiting a revised conceptual plan that accurately reflects the buffer and the new potential development, and once received, will continue engaging with stakeholders and planning the future public meeting.

What would make this neighborhood even better?

BH Brenda Healy Mar 25, 2023

This project will effect many people. Seniors, families, low income families living with families who have been in Falmouth for years, let this continue. The housing committee and planning committee are not personally effected by this project they are doing a job. Some of the Select Board appeared to be board by this presentation (one or two) how much did they already know? Do they live in abutting areas? Please come see the area and talk to the constitutes then decide not after a vague presentation that is open ended with no substantial information. As far as I saw only one person Ms. Haynes. And thank you Mr. Brown for asking some questions. Nancy Taylor I felt as you were already briefed on this complete project and made your mind up on moving this development forward. I hope this is not the case!

How can we highlight the community's history and honor its roots and culture?

BH Brenda Healy Mar 25, 2023

Keep it as it is and invest in the historical building and reinstitute the initial design of a playground and public gardens. Too many areas of nature are being destroyed.

What types of amenities would you like to see?

BH Brenda Healy Mar 25, 2023

A DOG PARK.! Handicap public restrooms, . lighting at night to discourage illegal activity, AED and other safety items. secure area to keep gardening equipment and seed bank



Thank you for your comments.

Do you have concerns about how this project would impact the environment?

BH Brenda Healy Mar 25, 2023

There is a large population of wild life that resides in the area of conservation land, Where will they go? These animals have been here for 40+ years I have been here, and I am sure have been here for many centuries before I arrived. The box turtles, rabbits, small and large animals including the coyotes. The clam beds in the river preventing some from placing docks behind their homes. Green Pond is a breeding area in the shallow end for many species of fish. I am also concerned of what the storm water will do to this area, how will the drainage effect the lower areas of Green Pond Rd. There is not enough space to discuss the large septic requirement that will be needed for sewerage and I do not want the conservation area to become one large leeching field.

Do you have specific comments related to the conceptual layout?

BH Brenda Healy Mar 25, 2023

I would like to see the transparency of the meetings from the last three years on this Emerald Properties Project project. For a family of 4 \$ 900+ to \$3200 are not 40D housing or completely affordable and I feel these will end up not being sold or rented at affordable pricing. The units or housing will be rented and once again Falmouth will increase its transient population. I am all for 40D and it was never mentioned during the presentation. (Affordable is different from 40D). I am disappointed the original plans were changed from the playground and public gardens. Please be transparent to what has been discussed and going forward, as a tax payer this is only just. My home will be devalued due to this project how would you feel?

What area of Falmouth are you from?

BH Brenda Healy Mar 25, 2023

East Falmouth

Do you have concerns about how this project would impact the environment?

MR Megan Rogers Feb 28, 2023

How will this septic system affect the environment surrounding the 44-90 bed units?

What area of Falmouth are you from?

MR Megan Rogers Feb 28, 2023

East Falmouth

What would make this neighborhood even better?

FP Fred Palmer Feb 28, 2023

Leave it in its current state.

How can we highlight the community's history and honor its roots and culture?

FP Fred Palmer Feb 28, 2023

Stay away.

What types of amenities would you like to see?

FP Fred Palmer Feb 28, 2023

None.

Do you have concerns about how this project would impact the environment?

FP Fred Palmer Feb 28, 2023

Yes, hi intensity housing located near one of the ponds?

MB Michele B Mar 28, 2023

I am very concerned about the impact on the wildlife, the water, the amount of traffic and the increased student enrollment this would cause. Is it possible to place the project where it is farther from the saltwater ponds?



Town of Falmouth Apr 20, 2023

Please note - an error was discovered in the conceptual master plan completed by our consulting engineering firm. With this engineering error, the concept plan inaccurately displayed the developable portions of both properties (#67 and #81 Davisville Rd) and therefore the public engagement program has been paused until the situation can be rectified. Town staff is awaiting a revised conceptual plan that accurately reflects the buffer and the new potential development, and once received, will continue engaging with stakeholders and planning the future public meeting.

Do you have specific comments related to the conceptual layout?

FP Fred Palmer Feb 28, 2023

It's not suited to the neighborhood

What area of Falmouth are you from?

FP Fred Palmer Feb 28, 2023

It will destroy great wildlife habitat and ruin the character of this neighborhood. I've enjoyed the box turtles and the screech owls for years. Go somewhere else with this mess.

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties
Date: Monday, August 14, 2023 9:03:56 AM

-----Original Message-----

From: Kathleen Beriau [REDACTED] com>
Sent: Saturday, August 12, 2023 8:11 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties

Dear Planing Board: We would like to go on record as opposing the Emerald Properties proposed project for environmental, waste water management, and the intent of Town Meeting members when the Raposa Property was taken over by the town (to remain undeveloped) reasons.

Thank you.

Michael and Kathleen Beriau
322 Davisville Road

From: [Joshua Bond](#)
To: [Jed Cornock](#); [Falmouth Housing](#)
Subject: emerald properties proposal concerns
Date: Thursday, August 17, 2023 10:19:27 AM

Dear Ms. Fish and Mr. Cornock,

I wanted to make sure you had a record of my concerns regarding the Emerald Properties proposal and, for transparency, the copy of the email I have sent the Select Board. See below.

Thank you,

Joshua Bond

79 Green Pond Road

I am sending this email to express my concerns about the Emerald Properties project. As was said by many at the community meeting on August 9, the feedback loop of the Emerald Properties website (<https://www.emeraldpropertiesfalmouth.com>) is not conducive to gathering realistic data and opinions, and therefore it was suggested then to contact you directly to ensure nothing is “lost in translation”.

First, I want to make it clear that my concerns are with the proposal itself – not with the people behind it. I have no doubt that the architects of the plan have the best of intentions for the town and are good people.

There are three main components of my concern:

1. 81 Davisville used for a purpose in direct violation of its deeded intent
2. Continued degradation to nearby waterways – Green Pond in particular
3. The actual housing plan itself is cramped and dense

Now, to expand:

Concern #1: 81 Davisville used for a purpose in direct violation of its deeded intent

The deed reads as follows:

“PURPOSE: For the **public recreation and municipal purposes** to be under the jurisdiction of the Board of Selectmen as specified in Article 14.”

Article 14 contains the following:

“VOTED: By a declared two thirds vote, a quorum being present on Wednesday, April 4, 2007 the Town voted to authorize the Board of Selectmen to PURCHASE OR TAKE BY EMINENT DOMAIN land in Falmouth, Barnstable County, Massachusetts, for **public recreation and municipal purposes**, said land...”

I have bolded the phrase “public recreation and municipal purposes” as this is the very heart of what the Emerald Properties proposal violates. These words were used (and discussed at great length) to indicate the Town’s intent: not only to provide space for recreation and municipal use, but also to block housing development. This is clear and unambiguous from the following excerpts from the April 4, 2007 meeting:

Mr Whritenour (Town Manager), in his opening statement about the property and town vote said “This property is threatened with development. There has been a preliminary subdivision plan that has been placed on it, and it is in an area of the community that there is precious little recreational resources and we have been working with the Recreation Committee to potentially look at this property in the future for some recreational areas.” He later continues: “But if, you know, we let this property go, it’s a significant opportunity lost. And one of the things that we’re trying to do is -- I know the Selectmen have put together a new committee studying the various sites for recreation fields and other items, and there’s precious little municipal property in town that is available for any of these types of uses. So, it’s in front of the Town at this time.”

Mr. Netto later substantiated these sentiments with “Those of you that are familiar with Davisville, I think you can all say that the last thing we need is three or four more houses there.”

There was a lot of discussion. One of the final statements was made by Mr. Hampson: “One of the ways that we’re trying to protect Green Pond and all our estuaries is to find alternate ways to prevent additional sewerage. In this case, any time you can buy land that is bordering a pond like that, you reduce the nitrogen loading. So, as a member of the Coastal Pond Committee, I would like to see you go ahead and protect East Falmouth, one of my favorite places. Thank you.” [applause followed]

As is clear by these statements, the Town voted (by two-thirds majority) that the property should be purchased not only for recreational or municipal purposes, but also to block housing development, and this intent was captured in the deed.

The Emerald Housing proposal for 81 Davisville simply cannot proceed as it would be a direct violation of this deed restriction. I suspect this was simply a collective oversight – that if Housing, Planning, and the Selectman had realized the explicit restriction, the Emerald Project proposal likely would have been rejected several months ago.

The April 04, 2007 Meeting Minutes can be found here:

<https://www.falmouthma.gov/DocumentCenter/View/2615/April-4-2007-Minutes>

Concern #2: Continued degradation to nearby waterways – Green Pond in particular
The Commonwealth of Massachusetts and the Town of Falmouth have recognized the acute problem of nitrogen in our waterways. The Town has responded to this problem with a very thorough “West to East” sewerage plan (<https://www.falmouthma.gov/1350/Great-Pond-Targeted-Watershed-Management>). This plan gives credit to techniques such as IA septic systems, but also calls out their limitations – and says in so many words that the “real” solution to the nitrogen problem is sewerage. This plan is focused on Great Pond, but says that there will be a Green Pond plan in place by 2028 (Section 9). In short, putting in a large development now will cause tremendous ecological stress to Green Pond at a time when the Town is desperately trying to get control of the problem. The Emerald Properties proposal includes the use of an IA Septic system (as is required by law) but the Town has already identified these systems to be inadequate; see section 3.9 of the report:

“A review conducted in 2021 by the Town on the cost and performance of I/A systems as recorded by the Barnstable County Septic Management Program indicated that fewer than half of the I/As installed in Falmouth with data reported in the last five years, on average perform at the level of ≤ 19 mg N/L (Appendix 3.14). Based on the TMDL targets, the Town considers the standard of 19 mg N/L to be **too high to effectively improve the health of an impaired estuary and considers the documented performance of the systems with General Use approval to be inadequate.**”

Another important point re sewerage vs IA systems: multiple literature sources describe IA systems as being well suited for remote areas, where the density is not high enough to necessitate sewers. The Davisville peninsula is very dense.

It should be noted that at the February 27, 2023 Select Board meeting, the concept of a localized treatment facility was suggested – to which the response was that it was “on the table”. However, no progress on this option has been shared with the public in the several months since then.

Concern #3: The actual housing plan itself is cramped and dense
The conceptual layout looks good at a glance, but actually misrepresents reality as scale is not included. 81 Davisville is skinny at 170 feet wide, and thus the 22 units shown on the map would each be about 17' x 25'. This proposal is for a minimum 7.3 units/acre. For comparison, the nicely done Brewster Landing properties are at 3 units/acre, though will be equally priced. (There is a possibility that Emerald Properties will be more pricey b/c they are targeting up to 120% AMI.) Further,

CHAPA (a non profit organization that monitors affordable housing in MA) assesses two-thirds of 40B as having 5 units/acre or less (including cities) (https://www.chapa.org/sites/default/files/qwert_8.pdf) - putting this proposed property in the top one-third of 40B properties in terms of housing density. Please note that the proposal is for a **minimum** of 7.3 units/acre (44 bedroom) – squeezing 90 bedrooms into this space would be ludicrous.

I spoke with a 40B consultant who oversaw and drove several projects in a Boston suburb. He stressed the importance that the density and design of a development should be commensurate with its surroundings. He said to think of would-be residents as new neighbors and that wedging in a project where it doesn't fit will create animosity from the start.

For this and all other reasons described above, I urge the Selectmen to reject the Emerald Properties proposal.

All the best,
Josh Bond
79 Green Pond Road

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: NO to Emerald project on Davisville
Date: Thursday, August 17, 2023 11:14:59 AM

-----Original Message-----

From: Rose-Emily Calo [REDACTED] >
Sent: Thursday, August 17, 2023 9:59 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: NO to Emerald project on Davisville

Hello,

We are writing to you today as residents of Sancastle Drive, off Davisville, to express our opposition to the proposed Emerald project for Affordable housing in Davisville Road.

The project will exacerbate existing issues such as pollution in Green Pond, crime rate, and drug issues. Not to mention, additional traffic and over crowdedness all around.

Please reconsider placing this project somewhere else.

Thanks

Frank and Rose-Emily Calo

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Totally against this project
Date: Thursday, August 10, 2023 8:17:58 AM

-----Original Message-----

From: KAREN CARDILLO <[REDACTED]>
Sent: Thursday, August 10, 2023 7:27 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Totally against this project

I attended the meeting last night. You need to pay attention to the environment and how this project is going to damage Green Pond. Use a larger space inland. Affordable housing is fine but not on this area. When I was starting out I couldn't afford to live where I grew up the solution was to go to another town. I travel an hour every day to work in Boston. Stop giving hand outs and make people figure out how to do things. Put money into the bridge projects this will make it easier for people to come over the bridge to get to work. Stop spoon feeding them. I waited 69 years to finally afford to move here. I saved and earned it. It wasn't handed to me.

Karen Cardillo
32 Renee Ln

Sent from my iPhone

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald project
Date: Monday, August 14, 2023 9:04:21 AM

-----Original Message-----

From: KAREN CARDILLO <[REDACTED]>
Sent: Saturday, August 12, 2023 6:20 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald project

I'm against the building on the Emerald project. There is plenty of other areas inland where the project can be built which will not negatively impact Green Pond.

I support fixing the bridges which will make the commute to Falmouth h easier. When I was in my 20-40 starting out o also couldn't afford to buy in the town I grew up in I had to move to a town I could afford I also worked in Boston I commuted an hour each way to work. Workers should not be using this as an excuse to need low income housing in this town. They need to figure out where they fit in and go there while they are getting their life together nothing was handed to most of the residents of Falmouth we worked snd saved and figured it out. I'm in favor for liw housing there are people in need just not on this property which will damage the environment.

You also need to respect what the Reposa family wanted for this property. If this is how this town operates I would never donate any property or money to this town to misuse my direct wishes on what I would want it to be use for.

Karen Cardillo

Sent from my iPhone

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties Project
Date: Friday, August 18, 2023 8:35:50 AM

-----Original Message-----

From: John Chapman <[REDACTED]>
Sent: Thursday, August 17, 2023 9:52 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties Project

To the Emerald Developer Team;

I write to you as an engaged resident of 40+ years and not as the president of the Davisville Civic Association. My career of 37 years has been spent in the coastal zone, as an engineer developing designs for various port and shoreline protection projects as well as major flood protection infrastructure. I have spent many hours in front of local community boards, answering questions and seeking approval.

There are some very positive aspects of the Emerald endeavor; bringing affordable housing that is sorely needed. Alleviating the strain of long commutes over the bridges for those who work on the cape but cannot afford to live. Bringing an element of social justice to this town that will ultimately have a positive impact on all residents.

Bringing a project such as this ambitious one to the enclave of Davisville is fraught with challenges; estuarine, traffic, groundwater, school system, etc. How many additional families and students will be attracted, what are the ripple effect costs for additional teachers and facilities? What are the impacts of traffic, and have traffic studies been performed and results presented? What are the economic benefits from a larger tax base and more economic activity? What is being done to mitigate the many impacts that this development presents? That would be very helpful.

My experience as a proponent of projects is that we always need to show an alternatives analysis; what are the alternatives? How do those impacts of the alternatives compare to the preferred alternative? In this case, I think the town would be well served to present those alternatives (if they exist) and explain the rationale of why Emerald is the preferred alternative. Further, I would hope that in this development, there would be a duty to do no harm, or in essence, not create any additional impacts as compared to the present impacts. This applies to a range of factors (environment, cultural, fiscal, etc.)

As currently proposed, I have a problem endorsing this plan which has a 100% range of between 44 and 90 units. That tells me that there is a significant risk for developers to take this on, and the need to entice. Resist please. This is invaluable property and needs to be managed as such.

In closing, the work that is being done now to engage stakeholders in the community is crucial and cannot be rushed. Take the input and digest, adapt your development plan to be more modest. Ensure that the hot buttons are being addressed, recognizing that everyone will not be happy in the end. However, if you can strike a balance that shows commitment to environment and quality of life that will “do no harm” then you will have a good chance of succeeding.

Thank you,

JOHN CHAPMAN
42 Partridge Ln
East Falmouth, MA

From: [Beverley DeMilia](#)
To: [Falmouth Housing](#)
Subject: Emerald Properties Develment Project
Date: Tuesday, August 15, 2023 9:25:58 PM

Hello Kim Fish,

My name is Bev DeMilia and I live in Fisherman's Cove, just down the street from the proposed Emerald Properties robert.mascali@falmouthma.gov Development Project off Davisville Road.

I attended the meeting at the East Falmouth Elementary School last week along with many neighbors from our area. I understand there is quite a need for affordable housing in Falmouth as well as across the country. However I'm very concerned with the proposal that was presented to us.

My major concern is the great possibility of environmental pollution that a project this size will occur especially in regards to Green Pond which is very close by. Another concern is the increased traffic to our area which can be very congested as of now especially during school drop off and when school lets out. From the questions and answers during the meeting, it was not apparent to me that any studies have been done in regards to how to handle issues with sewage and traffic

It really bothered me when someone had read some meeting notes from years ago regarding the sale of the land from the Reposa Family to the town. It seems quite clear that the family's condition with the sale was to use the land for recreation. I don't think they intended to see a housing project for the land.

I'm wondering if there are other places in Falmouth that could be a better alternative than the land off Davisville Road.

Again I'm not against the need for affordable housing, I'm just very concerned about Green Pond and the extra traffic to an already congested area. That being said, I'm very much against this project until more studies have been done.

Thank you.

Bev DeMilia


[Sent from Yahoo Mail for iPad](#)

From: [Paul De Rosa](#)
To: [Kim Fish](#)
Subject: June 20
Date: Friday, June 23, 2023 5:09:12 PM
Attachments: [81davnotes.docx](#)

Kim:

Thank you for having the meeting on Tuesday June 20. Attached are our notes and observations concerning 81 Davisville Road. If I should forward a copy anyone else please let us know. I will send a copy to Jed.

Thank you

Paul DeRosa

Barbara Beech

From: [Falmouth Planning](#)
To: [Kim Fish](#); [Jed Cornock](#)
Subject: FW: Voice opposition to Emerald Property development project
Date: Tuesday, August 22, 2023 10:42:35 AM

From: Don Doherty <[REDACTED]>
Sent: Tuesday, August 22, 2023 9:32 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Voice opposition to Emerald Property development project

Gentlemen,

I want to reach out to you as a resident of Falmouth at 74 Moonpenny lane and express my strong opposition to the project the town is considering on Davisville Road called the Emerald Property.

This location is without question not the place to build 44- 90 housing units.

You as the officers in charge of the long term care of Falmouth and our environment puts all of East Falmouth at a longer term and much larger risk. As your role as current caretaker of Falmouth's long term health, you have accepted the duty to reduce risk and manage safety for those residents living in the Davisville area

Any thought of placing 90 homes on a small track of land- next to a nitrogen polluted salt water estuary harms the short term and long term environmental goals of Falmouth and the State of Mass. With all of the options you have in development across Falmouth, this is one of the most risky for the local water ways, our already overcrowded Davisville street and Davisville neighborhood. The state and town have created zoning laws for the build out of homes to protect the existing residents and the town environment, including protecting the waterways and its natural inhabitants for future generations to enjoy.

This proposal ignores these rules, ignores the risk to all of east Falmouth for the sake of a short term builders profit.

I strongly urge you to consider looking at other options you have. Falmouth is a massive land mass with multiple building options that offer far less risk to the long term health of the Davisville area. Please manage the role your team has accepted, see the risk and harm this presents versus so many lower risk building location projects.

Please recognize my strong objections.

This issue and concerns will only grow louder.

Thank you

Don

Donald E Doherty Jr.

Senior Vice President, Director of Business Development
Ph- 617- 680-3933 | ddoherty@nrstpa.com

NRS/GTC

12 Gill Street

Woburn, Ma. 01801

www.nrstpa.com/ www.globaltrustco.com

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From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties
Date: Friday, August 18, 2023 2:39:28 PM

-----Original Message-----

From: Fiorentino, Michael <m[REDACTED]>
Sent: Friday, August 18, 2023 2:31 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties

Thank you to Town Planner Jed Cornock for hosting the Emerald Properties Project at East Falmouth Elementary School. Well organized and professional presentation.

I am NOT IN FAVOR of this project for the many reasons articulated by local residents at the August 9th meeting. One question which I don't think was asked was a traffic study conducted on Davisville Road at different times of the year? As a person who walks and travels by car everyday, I've observed a significant increase in vehicular travel over the past year.

Thank you,
Michael Fiorentino, Jr.

Sent from my iPad

From: [Peter Foye](#)
To: [Jed Cornock](#)
Cc: [Falmouth Planning](#); [Kim Fish](#)
Subject: Re: August 9th Emerald Properties Project Meeting
Date: Wednesday, August 9, 2023 4:37:59 PM
Attachments: [Outlook-mn4blghd.png](#)

Thank you Jed. I have already watched the presentation to the Planning Board. My interest is in the questions and concerns raised by the community during the meeting today. Having it on zoom would also allow me to ask my own questions and raise concerns real time.

Given everyone experience with Zoom and virtual meetings, I think having an it stream and have remote participation would provide much better input and feedback.

The existing website for feedback doesn't not work well either.

I have the impression that you have all made up your minds to move forward and are just paying lip service to our input .

Peter Foye

On Wed, Aug 9, 2023 at 2:32 PM Jed Cornock <jed.cornock@falmouthma.gov> wrote:

Hi Peter,

Apologies - the meeting would be challenging to have remote access due to the location and the types of activities. That said, the Housing Coordinator and I provided the exact same presentation for the Planning Board on July 11, 2023. You can watch that here: <https://youtu.be/bcUB8tWZMAA?t=374>

Tonight, we'll be asking folks to provide feedback on the project using the following link: <https://www.emeraldpropertiesfalmouth.com/feedback>

We are still in the "input" stage - no decisions have been made. We are still listening to feedback from residents.

Hope this helps.

Jed



Jed Cornock, AICP

Town Planner

[59 Town Hall Square](#)

[Falmouth, MA 02540](#)

O: 508.495.7481 | C: 774.392.1811

From: Peter Foye <p[REDACTED]>
Sent: Monday, August 7, 2023 9:22 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: August 9th Emerald Properties Project Meeting

Why is the August 9th meeting at the East Falmouth Elementary School not being streamed and held virtually so that all that want to can participate? I am out of town that day and want very much to participate.

It is not a big deal, please set it up to include remote access via the Town of Falmouth Zoom account.

Please send an update to all that have registered on the Emerald Properties Project Website and post the Zoom information there. Thank you.

Peter Foye
53 Castle Rd
East Falmout

From: [DIANE GOMER](#)
To: [Falmouth Housing](#)
Subject: Emerald Properties Project
Date: Tuesday, June 13, 2023 3:02:36 PM

Dear Mr. Corncock

My brother, Randolph J. Rapoza, (deceased December 2001) interacted with the town during the sale of 81 Davisville Road on behalf of the Rapoza family in 2007. He repeatedly assured me that no development would take place there (according to the deed) other than for recreational or municipal purposes. In fact, when the town was deliberating where to build the current senior center, my brother submitted 81 Davisville Rd. as a suggested location. "Municipal" means a school, library, etc.-- something which is shared by all. Understanding that, I purchased 72 Davisville Rd. in 2012: directly across from The Emerald House.

I am greatly concerned over the amount of traffic problems which The Emerald Project would cause, given the current traffic and the fact that this road is a direct road to the beach.

I ask you to consider preserving this land, which is steeped in history, for future municipal needs (as a future school, etc.)

Where, in East Falmouth, would you put such a facility that is easily accessible? Does the town own land for such a facility? If the Rapoza family wanted the land developed, they would have sold it to a developer in 2007, rather than to the town of Falmouth.

This was my brother's intent, on behalf of the family, when the property was sold.

For a definition of "municipal," one can search www.lawinsider.com

You said you wanted public input, so I am submitting this.

Thanks, Diane (Rapoza) Gomer

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties Project
Date: Monday, August 14, 2023 9:03:45 AM

From: Michael Hennessey <[REDACTED]>
Sent: Sunday, August 13, 2023 2:22 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties Project

This project is very ill-conceived. While affordable Housing is a well recognized need, this location is totally unsuitable for the type of high-density project proposed. Traffic is already a major problem with the close proximity of the elementary school and the relative high density housing that already exists in the immediate area. Pollution is already a problem for Green Pond, this project will do nothing but increase the problem. The land in question was purchased by the town with a clear commitment to preserve it as recreational space NOT develop it for high-density housing!

Michael A Hennessey

Cell: +1 [REDACTED]

[REDACTED]

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties
Date: Thursday, August 10, 2023 9:16:30 AM

From: milkbot16@aol.com <[REDACTED]>
Sent: Thursday, August 10, 2023 9:07 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties

To the Planning Board: I am Jane Ignos, born and raised in East Falmouth. I attended last night's presentation at East Falmouth School. The majority of people feel as I do that the project is being pushed through when it never should have happened. The road traffic is already heavy, never mind the impact of Green Pond, which was called a RIVER over and over at the beginning of the presentation. So let's toss this to East Falmouth they won't care, but they do. I was around when we needed to save Mullen School because it was an old building, so now we bus kids from East Falmouth and around to fill the school, when they could have built East Falmouth School larger. There were kids within walking distance of the school that were bused up town. Maybe we could build better community schools and have Mullen Hall made into affordable apartments.

I know we need affordable housing but when you put in 40Bs it doesn't necessarily mean those that need housing in Falmouth receive the housing. The presentation showed the playground and recreational area on 81 Davisville Road, then the Emerald Properties Development Project for housing at that address. Someone didn't do their homework and thought East Falmouth would welcome all of this with open arms.

I hope my opinion counts that this project for affordable housing in this area is all wrong. The previous owner that sold to the town never intended this type of land use to happen. Both my husband and I give a big NO to this. Jane C. Ignos, 65 Natal Avenue, East Falmouth, MA 02536

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties
Date: Friday, August 18, 2023 8:35:31 AM

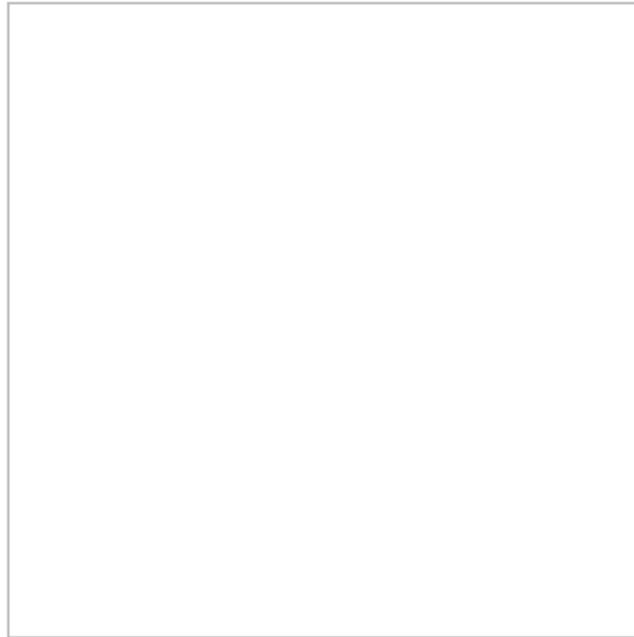
From: Robert Laquidara <[REDACTED]>
Sent: Thursday, August 17, 2023 9:12 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties

I'm writing to state my objections to the Emerald Properties Development. There are many reasons why this particular property is a poor choice for a dense housing project.

- **Nitrogen Loading into Green Pond**

The proposed lots are next to a section of Green Pond that has severely degraded water quality mostly due to nitrogen loading from septic systems. Adding a dense housing project will only make the problem worse when Falmouth is already under state mandate to clean up its estuaries. An environmentally sensitive area is a poor choice for a housing development of the proposed density.

As a member of the Pond Watchers, I have tested all the Green Pond sampling sites and can attest firsthand that the upper Green Pond water is severely degraded with very low oxygen. Mill Pond next to the East Falmouth Library (pictured below) feeds into Green Pond near the Emerald Properties has a smelly mat of vegetation on it every summer. Does the town really want to make this problem worse? There is almost 40 years of Pond Watcher data on Green Pond water quality the town can access. A serious look at that data would confirm the concerns of the neighbors.



- **Increased Traffic**

The Davisville Road traffic is already very heavy. It takes several light cycles to get onto Route 28 during the morning and afternoon commute hours. The proposed development will make an already unsafe situation worse. Especially for the young students at the East Falmouth Elementary School.

Future traffic will worsen on Davisville during construction of the new Menauhant Bridge. Menauhant Road may sooner or later become a victim of sea level rise. In that case, all its traffic in and out of town will have to pass the already congested area of the proposed Emerald Properties project.

- **Violates Municipal Agreement**

When the Rapoza family sold their property to the Town of Falmouth, it was with the understanding that the land would be used for municipal purposes. Falmouth would be violating that agreement by putting the land in the hands of a developer with no zoning rules. This is not a precedent the town should be setting.

- **Safety**

There have been three drug related murders in the area recently. The new police chief stated at the July 29 Davisville Association meeting that his department is understaffed and has not been able to increase patrols in the area. Adding a park off a side street could attract more drug activity. Its proximity to an elementary school is another reason for not locating a large housing project and park at Emerald Properties.

- **Loss of Open Space and Wildlife Habitat**

The Davisville area has very little open space left for wildlife and for water recharge. Forested buffers next to an estuary are helpful in an environmentally sensitive area. We would lose that resource if the land were to be cleared for a housing project.

- **Character of Davisville**

Based on the clear message sent at the August 9 meeting at East Falmouth Elementary School, residents do not support building on the Emerald Properties location. This is an environmentally sensitive area with traffic and safety concerns. As urgent as affordable housing might be, it should not come at such a high environmental price, and it should not complicate already existing safety and traffic issues. There are better ways to address the affordable housing issues without permanently damaging the environment and character of Davisville.

Bob Laquidara
107 Pheasant Lane
East Falmouth, MA 02536



From: [Janet Leombruno](#)
To: [Nancy Taylor](#); [Scott Zylinski](#); [Doug Brown](#); [Onjalé Scott Price](#); [Robert Mascali](#); [Falmouth Housing](#); [Falmouth Planning](#)
Subject: Emerald Development
Date: Thursday, August 17, 2023 2:10:40 PM

Good Afternoon,

We are writing to share our concerns about the proposed development at the Emerald property.

It was quite evident at the August 9th meeting that the intent of the Rapoza family was to do the complete opposite of what's being proposed. Town Meeting clearly voted this to be used for municipal/open space and we would ask that you honor this. Many people left the meeting confused, as this is proposed as a 40 B, but yet we were told it was to be 100% affordable.

We are well aware of the housing crisis, but it would seem that there are more suited areas for this dense development.

This is a densely populated area and it's close proximity to Green Pond is a major concern, and after hearing about the actual pollution levels at our end of Green Pond we are even more concerned.

The integrity of our endangered waterways should always take precedent over a housing development. We are abutters on Green Pond, and we see the daily effects of the pollution/septic runoff.

We believe the intention of Town Meeting the Rapoza family was clear, and this would be in direct violation of that promise.

We will be following this, and will wait to hopefully hear back on our concerns.

Thanks for your time,

John & Janet Leombruno
85 Green Pond Rd
East Falmouth

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Property Plan
Date: Monday, August 14, 2023 9:04:04 AM

From: Kate LINEHAN <[REDACTED]>
Sent: Saturday, August 12, 2023 11:45 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Property Plan

I've responded to the Survey with my thoughts about the property, but I'd like to insure that you understand that we, who live in this area, have many concerns about developing the Emerald Property with housing. The proposal is for a very dense development in a busy neighborhood on a peninsula between two Vinyard Sound estuaries. Both are at risk of Nitrogen loading from local existing septic systems. Adding to that risk of pollution is unconscionable! Our water quality is precious.

Making use of the space without major construction, like walking paths, gardens, enhancing the Cape Verde Museum are all more responsible uses of the property.

I hope that you will listen to those most affected by the use of this property, and look elsewhere for less vulnerable land for housing development.

Kate Linehan
Fisherman's Cove neighborhood

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Project off Davisville Road
Date: Friday, August 18, 2023 2:23:06 PM

From: tmoonmalon@aol.com <[REDACTED]>
Sent: Friday, August 18, 2023 1:51 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Project off Davisville Road

To Whom it May Concern:

The project scope, and design on Davisville Road in East Falmouth on Emerald Farm should be voted down fully!

Yes there is a Housing problem for Falmouth but you can't address one problem and then exacerbate another one which is environmental destruction of our aquifers and sparse open spaces and the slow destruction of our Salt ponds and marshes!

Please consider the following:

1. Density issues alone as well in the very sensitive environment and close proximity to Green Pond .
2. Since no sewers planned for this entire area of East Falmouth the push for these nitrogen increased septic systems estimated to cost over 30,000 dollars and never studied or used would further complicate this project and contribute to significant degradation of our aquifer!
3. Promise that each of these houses would be sold at a 40 b price does not seem genuine and this is concerning as it was confirmed by the town planner. I would bet no contractor would agree with this pricing and not get market rate for 75 percent of these houses! It's not reasonable!
4. The Raposa family essentially wished this land to remain intact in total and include the farm , garden and playground wellness area for the people of Falmouth to benefit from! This also included a park that could serve those with Disabilities! The town owes this family their wishes for this land and land use and any change for a massive building project must be defeated and voted as No!
5. Shocked that we were told that a selectman vote would decide the fate of this project and yet aren't the people and their wishes - respected and listened too!
6. Shocked that this project was so far developed with detailed plans and very little input! The plans were not correct and misleading as well as voting options were arbitrary! The tenor of this meeting was slightly authoritarian and considered at times to be demeaning!
7. Grave concerns of most likely major traffic issues especially with existing school right next to Emerald House as well as the infrastructure that is clearly missing for this project's scope!

I hope this response is read and again we must be so careful with our limited resources including the health of all our salt water ponds as well as our aquifers and lack of infrastructure!

My vote is resounding No to the project

Tom and TrishaMaloney
East Falmouth, MA

[Sent from the all new AOL app for iOS](#)

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties
Date: Monday, August 21, 2023 8:22:40 AM

From: B. Bananas <[REDACTED]>
Sent: Friday, August 18, 2023 9:17 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties

Hi.

Please don't move forward with the Emerald Property development. I am very concerned about the negative environmental and public safety impacts.

I completely agree with the concerns raised by the 'Save East Falmouth' group.

<https://www.saveeastfalmouth.com/>

Please make the rational decision to not approve this project at this location.

Thank you.

Mike Manzione

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald project at elementary school
Date: Monday, August 14, 2023 9:04:29 AM

-----Original Message-----

From: Sheila McMullen <[REDACTED]>
Sent: Friday, August 11, 2023 6:46 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald project at elementary school

I'm not in favor of the development the area is close to a school as you know yet no studies have been done increase traffic. I walk my dog and have a difficult time crossing the road with my dog d/t traffic. Currently there are no cross walks or flashing lights to slow traffic down , now add increased housing in the area. Bad idea. Let's fix the current problem and update the school because enrollment will triple. You have a school that is outdated that will have increased volume. I left the town I lived in to retire in Falmouth lower taxes, now I'll have to pay tax wise to improve and expand a school system not equipped to handle the volume. I have already done that affordable housing in Hopkinton, increased our taxes because school system couldn't accommodate new volume. I don't want to have to sell again and relocate d/t increase taxes. Please do not place affordable housing in Davisville worst place possible. I want a handy cap playground and an area to walk my dog safely.
Sheila McMullen 12 Emetald lane

Sent from my iPhone

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties playground
Date: Monday, August 14, 2023 9:59:35 AM

From: Joe Netto <[REDACTED]>
Sent: Monday, August 14, 2023 9:42 AM
To: kathleen.haynes1@verizon.net
Cc: Falmouth Selectboard <selectboard@falmouthma.gov>; Falmouth Planning <planning@falmouthma.gov>; Peter McConarty <peter.mcconarty@falmouthma.gov>
Subject: Re: Emerald Properties playground

Kathleen;

I am somewhat taken aback by your abusive response. I attended a public meeting called for by the Town Planner, at the direction of the Board of Selectman to get input from the people of East Falmouth. I was giving my opinion, based on information supplied by the engineering department of Falmouth as to a more centrally located location for this playground. As a taxpayer citizen of the Town of Falmouth I feel I have every right to comment on this project as it is going to be located on public property, built with public funds.

Trotting Park Fields is a big area, what part of it did you look at 5 years ago? Are you aware of what part I am referring to? Your playground layout was placed over the area that I am referring to and it fit at Trotting Park. This location is far more centrally located for the WHOLE town than the Davisville road location.

I support the building of this playground in a sensible location, that is my comment.

From the land of the retired
Joe Netto

On 08/10/2023 3:17 PM EDT [REDACTED]

[REDACTED] wrote:

Joe

Trotting Park was the second place that was looked at and discussed for the play space 5 years ago. It is not big enough. Please stay out of the play space business. The Commission on Disabilities and the people in East Falmouth know what they can and cannot do. I am a little tired of your NOT IN MY BACKYARD, bull.

On Thursday, August 10, 2023 at 03:13:33 PM EDT, Joe Netto <[REDACTED]> wrote:

This email is only about the playground. I would like to offer a different site for this playground project. As I said publicly last night a better location for

this would be the public athletic site know as Trotting park Fields . there is more than enough room for this .if located south and west of the current parking lot. I have met with Perter McConerty at this site , and he has had the town's engineering depart survey this land.

This , Trotting Park Fields, is a central located site for ALL of the villages in Falmouth, especially Woods Hole and North Falmouth , the East Falmouth site would place this playground out of reach for those citizens. In front of this athletic complex are the towns two Little League fields. The skate board park is here, along with 3 large soccer fields. A series of pickle ball courts are currently being made there also. Town Meeting just voted funds for water and lighting improvements for the parking here. The Accessible recreation site should be constructed at Trotting Park, I feel, and not at the Davisville road site for those reasons that I have listed above.

From the land of the retired
Joe Netto
28 Clark Street
East Falmouth

From: [REDACTED]
To: [Nancy Taylor](#); [Falmouth Housing](#); [Falmouth Planning](#)
Subject: Emerald Properties Development Project
Date: Monday, August 14, 2023 3:45:17 PM

Lawrence and Ruth Poppe
48 Green Pond Road
East Falmouth, MA 02536

We are strongly against the proposal to densely develop the Raposa property off Davisville Road in East Falmouth.

The Mass DEP website shows that virtually all of the Davisville and Acapesket areas are designated as Nitrogen sensitive areas. Building there should be limited to 2.5 units per acre. Developing 44 to 90 bedrooms on the 3-acre Reposa property greatly exceeds this limit.

Our Governor's plan to remediate the ponds involves limiting the nitrogen discharged into them. Green Pond is already polluted (see Pond Watcher's data) this housing development works to defeat the Governor's plan.

Documents from the acquisition of the Raposa property show that the intent was for municipal purposes, and clearly not housing development.

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Properties Development Project - 81 Davisville Rd
Date: Thursday, August 10, 2023 8:18:21 AM

From: Lorrie R <[REDACTED]>
Sent: Wednesday, August 9, 2023 10:12 PM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Properties Development Project - 81 Davisville Rd

I am adamantly opposed to any community housing facility being developed off Davisville road for many reasons. Density, traffic safety, wildlife, pollution, wastewater issues, child safety; just to name a few. This plot of land is way too small for the high density project that is proposed and the original intention of the Reposa family was to maintain this land as open space/recreational. Find another location that is more suitable.

Lorrie Rizk
45 Marlin Drive
East Falmouth

From: [megan.rogers](#)
To: [Jed Cornock](#); [Falmouth Planning](#); [Kim Fish](#)
Subject: Emerald House Properties
Date: Tuesday, June 6, 2023 1:55:03 PM

Good Afternoon Jed & Kim

Checking in to see the status of the Emerald House Properties. Any new updates we should know about?

Are there any future meetings planned? If not, how will we be notified of one?

If we ask questions on the Emerald Properties Falmouth website will they be answered?

Megan Rogers
Rose Meadow Lane

From: [megan rogers](#)
To: [Jed Cornock](#)
Cc: [Falmouth Planning](#); [Kim Fish](#)
Subject: Re: Emerald House Properties
Date: Wednesday, June 7, 2023 1:34:26 PM
Attachments: [Outlook-y12y42tx.png](#)
[2023 Emerald Property Project Input 6-23 w memshp.pdf](#)

OK, so I am confused, what is this meeting? Please see the attached.

On Wed, Jun 7, 2023 at 1:15 PM Jed Cornock <jed.cornock@falmouthma.gov> wrote:

Hi Megan,

All of these meetings are open to the public: <https://courbanize.com/projects/falmouthmhp/events>

I can't say for certain that you (a member of the public) would be allowed to speak about the EPP directly, as that would be up to the chair of the individual committee. That being said, you and any other member of the public can always attend those meetings.

Once the chair of the committee posts the agenda for that particular meeting, it's typically shown on the main event calendar on the town's website (<https://www.falmouthma.gov>). Alternatively, it's always posted outside the Town Clerk's office in the bulletin board area.

Our larger public meeting will be held in early August. That's when we plan to send a notice to abutters and advertise widely (newspaper, social media, etc.).

Hope that helps.

Jed



Jed Cornock, AICP
Town Planner
59 Town Hall Square
Falmouth, MA 02540
O: 508.495.7481 | C: 774.392.1811

From: megan rogers <[REDACTED]>
Sent: Wednesday, June 7, 2023 1:00 PM
To: Jed Cornock <jed.cornock@falmouthma.gov>
Cc: Falmouth Planning <planning@falmouthma.gov>; Kim Fish <kim.fish@falmouthma.gov>
Subject: Re: Emerald House Properties

Hi Jed

Ok, are there any meetings scheduled for about the Emerald House Properties that the public is welcome/allowed to go to? Can I have a list of them?

Megan

Sent from my iPhone

On Jun 7, 2023, at 12:11 PM, Jed Cornock <jed.cornock@falmouthma.gov> wrote:

Good morning Megan,

There aren't really updates per say - Kim and I are scheduling a bunch of meetings with our stakeholder committees (Affordable Housing Committee, Commission on Disabilities, etc.) which will include us presenting the same information and asking for their feedback. Most of those meetings are scheduled for mid-July (see the timeline on the project website for more details).

Once all of them have been confirmed, we plan to post an update on the website, which will send a notification to everyone who signed up for updates.

As far as questions go - please send them to the Falmouth Planning email address. We are working on getting that message posted to the website so everyone knows how to reach us.

Hope this helps.

Jed

<Outlook-
jywtje1a.png>

Jed Cornock, AICP
Town Planner
59 Town Hall Square
Falmouth, MA 02540
O: 508.495.7481 | C: 774.392.1811

From: megan rogers <[REDACTED]@gmail.com>

Sent: Tuesday, June 6, 2023 1:54 PM

To: Jed Cornock <jed.cornock@falmouthma.gov>; Falmouth Planning <planning@falmouthma.gov>; Kim Fish <kim.fish@falmouthma.gov>

Subject: Emerald House Properties

Good Afternoon Jed & Kim

Checking in to see the status of the Emerald House Properties. Any new updates we should know about?

Are there any future meetings planned? If not, how will we be notified of one?

If we ask questions on the Emerald Properties Falmouth website will they be answered?

Megan Rogers
Rose Meadow Lane

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald Project
Date: Thursday, August 10, 2023 9:34:14 AM

-----Original Message-----

From: Richard Schaffer <[REDACTED]>
Sent: Thursday, August 10, 2023 9:30 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald Project

Hello Falmouth Planning Board,

Thank you for the informative meeting last night at the Elementary School. I live on Crowell Rd and was shocked by the size and scope of this project.

As you saw from last night's meeting, this project is not supported by East Falmouth. It does not help one single resident of Davisville or East Falmouth for the following reasons:

1. I can't believe they are twisting the intent of the sale to the town from the Rapoza's as it's clear they did not want it to fall into the hands of developers. It violates the intended Municipal use of the land itself. This will obviously open litigation.
2. We've already got way too much nitrogen in our ponds and this development will add so much more. There is no plan (and really no way) to divert the waste and fertilizer away from Green Pond.
3. One thing I did not hear enough of last night was the security concerns. As you could see, we are a retirement community and are too old to defend ourselves. Our Police and Fire departments are already seriously constrained and we've had 3 murders in the last year. Emerald will bring more drugs and crime to our area.
4. It's way too close to an Elementary School, kids who are too young the difference between good & bad people who might hurt them. On a road that is already congested with cars & motorcycles that are going way over the speed limit.
5. The wildlife will suffer tremendously. Hawks, fish, turtles, rabbits will suffer and die as a result of this construction.
6. The density of this project is out of character with Davisville and matches more with the open land of Rt 151.

I do not support this project in any way and cannot believe our planning board wants to do this to our neighborhood. They spoke of "nothing has been decided" last night when it was clear from the short time table of the project that they want to jam this down our throats.

Please reconsider the site of this project, it does not do anything for East Falmouth.

Thank you,
Richard Schaffer

From: [David Schott](#)
To: [Falmouth Housing](#)
Cc: [Falmouth Planning](#)
Subject: Fwd: Emerald Project
Date: Tuesday, August 15, 2023 11:15:48 AM

Good morning,

Let me start by saying that I am not against affordable housing. There is certainly a need for it. This location is just not the right fit.

The reasons are glaring:

- Density-The proposed density far exceeds zoning standards.
- Traffic already backs up on Davisville, one of the last serene peninsulas in Falmouth.
- Environmental sensitive area, water shed, an already polluted Green Pond. No master sewer plan in place.
- Displacing protected Eastern Box turtles, coyotes, foxes, fishers, etc.
- Potential drug activity that low income housing attracts. Already have had three murders in general vicinity in the last year.
- The Rapoza family sold this parcel to PREVENT building. They knew back then the impact more houses would have on the parcels.
- This is just out of character of the Davisville area.

In summary, I am against any type of housing on these parcels.

Use them for what they were intended:

- Inclusive Playground, walking trails.
- Community garden

Thank you,

David Schott
25 Rose Meadow Lane
East Falmouth, Ma

From: [Stacey Personal Gmail](#)
To: [Falmouth Housing](#)
Subject: Thank you for sharing your story tonight
Date: Wednesday, August 9, 2023 8:53:10 PM

Hi—

Thank you for hosting the meeting at East Falmouth Elementary tonight.

I went tonight to learn more about the project. Thank you for answering all the questions and for keeping the crowd respectful. Your story at the beginning gave me courage to speak at the end.

This is not easy, and there is may be just a “least bad” solution as opposed to a good solution.

As much as I want affordable housing, I also want clean water. The Green Pond is suffering. Sewage problems are real. It worries me that the presenter wasn’t aware of the difference between an estuary and a river. Green Pond is an estuary.

Josh’s comments were compelling. I hope they are amplified. Particularly about the density of the housing proposed.

Thank you for having the project explained and allowing for public input.

Stacey Strong

From: [Falmouth Planning](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Emerald affordable housing development and others
Date: Wednesday, August 16, 2023 12:04:37 PM

From: Nancy Tucker <[REDACTED]>
Sent: Wednesday, August 16, 2023 11:57 AM
To: Falmouth Planning <planning@falmouthma.gov>
Subject: Emerald affordable housing development and others

I am respectfully writing the board in opposition of any further affordable housing developments in East Falmouth. I was astounded by the granting of a 900 unit complex in East Falmouth off Sandwich Road. astounded the town would approve such a large development in a section of a small town destroying conservation land the town so strongly protected in the past. Now I read of yet another proposed project in East Falmouth???! The resources are not here. The town needs to fix the water problems and pollution problems first before allowing any new developments at all. And just because East Falmouth is the poorest area of Falmouth with land should not be the reason to overburdened east Falmouth with 40B projects. I live on carriage shop road. There is a small development by Habitat for Humanity that recently went under the radar but that's a nice small area of less than 10 homes that are affordable which people own. That's the way to go. Not large developments.

I grew up in the projects of Brockton. I bettered myself, no handouts and worked since I was 14. Left Brockton at 19 to work in Boston as a secretary making below average pay because it was the service industry much like Cape cod is. I did what I had to do. Always a roommate or two and continued to do so until I was 60. I moved to east Falmouth at 58 years old and this is the first time I lived alone but I take in renters via Airbnb in a spare bedroom. I dislike it but I do what I have to do even suffering with cancer spread to my bones.

I witnessed handouts to friends growing up and they stayed in the system working it by having more babies but not marrying just living together, milking the system. In 2008 to 2011 during that depression I hosted tables yet I was a senior territory sales manager prior. I took a job at an apartment management company and managed two of their 14 complexes. I was absolutely mortified to see the system and abusers got worse since I left the system/welfare at 19. 25% was the required occupancy for affordable housing. That 25% destroyed the propertied and the market rent tenants suffered. Yet payed \$1800 a month in 2011 vs \$100 to \$300 the section 8 tenants paid and they abused their gift. Dealing drugs was rampant. Destroying the buildings was common and this was nice towns of Canton and Stoughton Massachusetts.

So my vote is a resounding NO you will surely destroy this town in ways you just don't know. Look at how many sober houses are in East Falmouth already!

I am speaking from experience. Not from riches. I'm disabled now because of cancer but want to save East Falmouth and Falmouth as a whole.

Focus on banning mosquito spraying companies like mosquito Mary and Joe you are allowing the killing of this planet. I don't see grasshoppers anymore since I was a kid. Very few bars, swallows, possum skunks they all eat mosquitoes and ticks. We have destroyed nature's natural balance with these pesticides now we have an abundance of ticks and mosquitoes. I rarely ever had a mosquito

bite as a kid because we had lots of bats etc. Put up noticed to stop urinating in the waters. Everyone takes medication and it goes into our ponds, salt water etc. Stop using suntan lotions that are not natural. Killing the sealife. And litter? This is the most littered town I ever lived in. I was on the Litter Free Falmouth committee and did more in 3 weeks than they did in 3 years. Manage and preserve your natural resources and you won't have polluted ponds.

I should start a Don't Destroy Falmouth campaign because that's exactly what happening. The military base never should have occupied cape cod. Learn from mistakes don't create more.

Sincerely,

A year-round very concerned resident. Of East Falmouth for 8 years

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From: [Michael Renshaw](#)
To: [Jed Cornock](#); [Kim Fish](#)
Subject: FW: Affordable housing at Emerald Properties
Date: Monday, August 21, 2023 8:55:16 AM

Just an FYI...it was a busy weekend of email comments to Select Board following Thursday's East Falmouth Village Association meeting (which I attended). And then we received this. I believe she also spoke out at the Thursday meeting (it was rough at first, but someone shouted "let her speak" so that was good).

Mike Renshaw, ICMA-CM, MPA
Town Manager
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540
O: (508) 495-7324
C: (774) 392-1365



When responding, please be aware that the Massachusetts Secretary of State has determined that most email correspondence is public record and therefore cannot be kept confidential.

From: Elizabeth Wilder <[REDACTED]>
Sent: Monday, August 21, 2023 8:48 AM
To: Falmouth Selectboard <selectboard@falmouthma.gov>
Cc: Michael Renshaw <mike.renshaw@falmouthma.gov>
Subject: Affordable housing at Emerald Properties

Dear Select Board,

I would like to voice my strong support for the development of affordable housing at the Emerald Properties. You heard a lot of concerns from East Falmouth residents, but I feel this is a loud minority. I believe most Falmouth residents understand the desperate need for housing in Falmouth that will be affordable for lower-paid but essential members of the Falmouth community: teachers, police officers, nurses, etc. It is a mystery to me why East Falmouth residents would be opposed to having these folks as neighbors.

The sewage problems also cited as reasons for concern would seem to be solved by the plans already underway to improve sewage handling in the town. New sewer lines, septic systems that can remove nitrogen and phosphates, and urine diversion systems could all be implemented in the new housing. Whatever route you take, the plan needs to be communicated to the town so that residents see this development as an opportunity for sewage problem solving rather than a plan that

adds to the problem. I encourage you to seek input from the Association to Preserve Cape Cod and work with them to develop a plan. Andrew Gottlieb has given a lot of thought to the housing shortage as well as water quality and could provide great advice about how to build out the Emerald Properties in an intelligent way.

Best regards,
Elizabeth Wilder
521 Ter Heun Dr
Falmouth, MA

From: [Joshua Bond](#)
To: [Falmouth Town Manager](#)
Subject: Fwd: emerald properties proposal concerns
Date: Tuesday, August 22, 2023 8:32:20 AM

Dear Mr. Renshaw,

I heard and appreciated your "contact me" message in yesterday's Select Board meeting. To that end, I wanted to make sure you received the email below. Again, I want to emphasize that my concerns are with the project itself and not the people behind it, and I'm trying my very best to keep the conversation at that level. Facts, not feelings -- that sort of thing.

All the best,

Josh Bond

79 Green Pond Road

██████████ (m)

----- Forwarded message -----

From: Joshua Bond ██████████
Date: Thu, Aug 17, 2023 at 10:18 AM
Subject: emerald properties proposal concerns
To: jed.cornock@falmouthma.gov <jed.cornock@falmouthma.gov>, housing@falmouthma.gov <housing@falmouthma.gov>

Dear Ms. Fish and Mr. Cornock,

I wanted to make sure you had a record of my concerns regarding the Emerald Properties proposal and, for transparency, the copy of the email I have sent the Select Board. See below.

Thank you,

Joshua Bond

79 Green Pond Road

I am sending this email to express my concerns about the Emerald Properties project. As was said by many at the community meeting on August 9, the feedback loop of the Emerald Properties website (<https://www.emeraldpropertiesfalmouth.com>) is not conducive to gathering realistic data and opinions, and therefore it was suggested then to contact you directly to ensure nothing is "lost in translation".

First, I want to make it clear that my concerns are with the proposal itself – not with the people behind it. I have no doubt that the architects of the plan have the best of intentions for the town and are good people.

There are three main components of my concern:

1. 81 Davisville used for a purpose in direct violation of its deeded intent
2. Continued degradation to nearby waterways – Green Pond in particular
3. The actual housing plan itself is cramped and dense

Now, to expand:

Concern #1: 81 Davisville used for a purpose in direct violation of its deeded intent

The deed reads as follows:

“PURPOSE: For the **public recreation and municipal purposes** to be under the jurisdiction of the Board of Selectmen as specified in Article 14.”

Article 14 contains the following:

“VOTED: By a declared two thirds vote, a quorum being present on Wednesday, April 4, 2007 the Town voted to authorize the Board of Selectmen to PURCHASE OR TAKE BY EMINENT DOMAIN land in Falmouth, Barnstable County, Massachusetts, for **public recreation and municipal purposes**, said land...”

I have bolded the phrase “public recreation and municipal purposes” as this is the very heart of what the Emerald Properties proposal violates. These words were used (and discussed at great length) to indicate the Town’s intent: not only to provide space for recreation and municipal use, but also to block housing development. This is clear and unambiguous from the following excerpts from the April 4, 2007 meeting:

Mr Whritenour (Town Manager), in his opening statement about the property and town vote said “This property is threatened with development. There has been a preliminary subdivision plan that has been placed on it, and it is in an area of the community that there is precious little recreational resources and we have been working with the Recreation Committee to potentially look at this property in the future for some recreational areas.” He later continues: “But if, you know, we let this property go, it’s a significant opportunity lost. And one of the things that we’re trying to do is -- I know the Selectmen have put together a new committee studying the various sites for recreation fields and other items, and there’s precious little municipal property in town that is available for any of these types of uses. So, it’s in front of the Town at this time.”

Mr. Netto later substantiated these sentiments with “Those of you that are familiar with Davisville, I think you can all say that the last thing we need is three or four more houses there.”

There was a lot of discussion. One of the final statements was made by Mr. Hampson: “One of the ways that we’re trying to protect Green Pond and all our estuaries is to find alternate ways to prevent additional sewerage. In this case, any time you can buy land that is bordering a pond like that, you reduce the nitrogen loading. So, as a member of the Coastal Pond Committee, I would like to see you go

ahead and protect East Falmouth, one of my favorite places. Thank you.” [applause followed]

As is clear by these statements, the Town voted (by two-thirds majority) that the property should be purchased not only for recreational or municipal purposes, but also to block housing development, and this intent was captured in the deed.

The Emerald Housing proposal for 81 Davisville simply cannot proceed as it would be a direct violation of this deed restriction. I suspect this was simply a collective oversight – that if Housing, Planning, and the Selectman had realized the explicit restriction, the Emerald Project proposal likely would have been rejected several months ago.

The April 04, 2007 Meeting Minutes can be found here:

<https://www.falmouthma.gov/DocumentCenter/View/2615/April-4-2007-Minutes>

Concern #2: Continued degradation to nearby waterways – Green Pond in particular
The Commonwealth of Massachusetts and the Town of Falmouth have recognized the acute problem of nitrogen in our waterways. The Town has responded to this problem with a very thorough “West to East” sewerage plan

(<https://www.falmouthma.gov/1350/Great-Pond-Targeted-Watershed-Management>).

This plan gives credit to techniques such as IA septic systems, but also calls out their limitations – and says in so many words that the “real” solution to the nitrogen problem is sewerage. This plan is focused on Great Pond, but says that there will be a Green Pond plan in place by 2028 (Section 9). In short, putting in a large development now will cause tremendous ecological stress to Green Pond at a time when the Town is desperately trying to get control of the problem. The Emerald Properties proposal includes the use of an IA Septic system (as is required by law) but the Town has already identified these systems to be inadequate; see section 3.9 of the report:

“A review conducted in 2021 by the Town on the cost and performance of I/A systems as recorded by the Barnstable County Septic Management Program indicated that fewer than half of the I/As installed in Falmouth with data reported in the last five years, on average perform at the level of ≤ 19 mg N/L (Appendix 3.14). Based on the TMDL targets, the Town considers the standard of 19 mg N/L to be **too high to effectively improve the health of an impaired estuary and considers the documented performance of the systems with General Use approval to be inadequate.**”

Another important point re sewerage vs IA systems: multiple literature sources describe IA systems as being well suited for remote areas, where the density is not

high enough to necessitate sewers. The Davisville peninsula is very dense.

It should be noted that at the February 27, 2023 Select Board meeting, the concept of a localized treatment facility was suggested – to which the response was that it was “on the table”. However, no progress on this option has been shared with the public in the several months since then.

Concern #3: The actual housing plan itself is cramped and dense

The conceptual layout looks good at a glance, but actually misrepresents reality as scale is not included. 81 Davisville is skinny at 170 feet wide, and thus the 22 units shown on the map would each be about 17’ x 25’. This proposal is for a minimum 7.3 units/acre. For comparison, the nicely done Brewster Landing properties are at 3 units/acre, though will be equally priced. (There is a possibility that Emerald Properties will be more pricey b/c they are targeting up to 120% AMI.) Further, CHAPA (a non profit organization that monitors affordable housing in MA) assesses two-thirds of 40B as having 5 units/acre or less (including cities) (https://www.chapa.org/sites/default/files/qwert_8.pdf) - putting this proposed property in the top one-third of 40B properties in terms of housing density. Please note that the proposal is for a **minimum** of 7.3 units/acre (44 bedroom) – squeezing 90 bedrooms into this space would be ludicrous.

I spoke with a 40B consultant who oversaw and drove several projects in a Boston suburb. He stressed the importance that the density and design of a development should be commensurate with its surroundings. He said to think of would-be residents as new neighbors and that wedging in a project where it doesn’t fit will create animosity from the start.

For this and all other reasons described above, I urge the Selectmen to reject the Emerald Properties proposal.

All the best,
Josh Bond
79 Green Pond Road

Henry Brown
19 Sao Paulo Drive
East Falmouth, MA 02536



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

August 12, 2023

Dear Board Members:

We are writing regarding the proposal being put forth regarding properties at 67 and 81 Davisville Road, also known as Emerald House Properties.

We are opposed to so called “affordable housing” uses on these particular properties. Being residents of the area for over 50 years, we were happy to see these properties preserved and used as they currently are, as a museum and cultural center, a community garden, recreation and “just plain wooded space”. They should remain that way. They are an asset to the neighborhood.

Multifamily housing on these parcels would add to density of the area already populated with affordable housing, sober houses, businesses, residences, an elementary school and a very busy intersection. Since the Town is planning to sewer the Acapesket Road area to help eliminate pollution in Green Pond, does it make sense to add a large development whose sewage effluent would eventually reach-and pollute-Green Pond?

Also, is this really “affordable” housing? It would benefit a few potential homeowners but the real benefit would be for the developer, who will sell the regular units at market rates. That doesn’t help Falmouth.

Regards,

Henry Brown

Lynne C. Brown

From: [Susanne Brown](#)
To: [Falmouth Selectboard](#)
Subject: Proposed housing at Emerald properties
Date: Tuesday, August 22, 2023 9:32:12 AM

Dear Select Board,

As a resident of Fisherman's Cove off Davisville Road I have been following the proposed development of Emerald properties. I must vote no to any development project that will further compromise the nearby water supply that is already in bad shape because of excess nitrogen. It's really starting to smell bad near Route 28. Cape Cod desperately needs more affordable housing and there must be other properties not near endangered water that could be built on.

As far as the development of a playground for special needs individuals, I am also a member of the Emerald House Community Garden where we fight red ants continually. These are a type of red ant that have 2 body segments, one red and one black, and they bite. They love sandy soil. I wouldn't want anyone using playground equipment to get bitten. Gardeners battle continually to move the ants to other sections of the property outside the garden.

Please reconsider going forward with this development and find another better suited spot to develop.

Thank you.

Susanne Brown

From: [Mary Carter](#)
To: [Falmouth Selectboard](#)
Subject: Emerald House Development Proposal
Date: Friday, August 25, 2023 9:04:43 AM

Dear Select Board Members,

I live at 21 Rosemary Lane, in Fisherman's Cove, which is adjacent to the Emerald House property that the Town is looking to develop for housing. I have attended meetings regarding this proposal, and want to go on record as OPPOSING this development.

My primary reasons are environmental, the density of the development, the effect on Green Pond, and the increased traffic in an already congested area. I absolutely believe that we need this type of housing, but this is not the area for it.

Thank you for your consideration,
Mary A. Carter
21 Rosemary Lane
East Falmouth, MA 02536

From: [REDACTED]
To: [Falmouth Selectboard](#)
Subject: Emerald Affordable Housing Project
Date: Saturday, August 12, 2023 11:43:59 AM

Dear Select Board,

My name is Maureen Condon and I recently purchased a home on 12 Tarpon Road in East Falmouth. I attended the August 9th information session on the proposed sale of 2 properties on Davisville Road. I am opposed to the Emerald Property project for many reasons.

First and foremost I am concerned for the safety of students and staff at East Falmouth School. The recent murders at Gosnold Grove apartment building are very upsetting. I walk my dog at East Falmouth Elementary School every day and can see how close Gosnold is to the kindergarten playground. The news is constantly showing us how vulnerable schools are to violence. Unstable people seem to be targeting our innocent children. It is for this reason that I simply do not understand why the town of Falmouth would decide to build a second densely populated low income housing complex right next to an elementary school. I have been teaching elementary school for 17 years in Norwood, Ma and know how concerned staff members are about our children's safety. Secondly, I believe this increase in population will create an overcrowding situation at East Falmouth. Has anyone spoke to the School Committee about how this proposed project will impact the school?

David Ross spoke about the environmental impact this project would put on the already contaminated Green Pond. This is also very concerning to me. Joseph Netto spoke about the 2007 purchase. He reports that the Rapoza family sold the land to Falmouth to protect it from development. Going back on this agreement might prevent more families from donating to the town in the future. Lastly, traffic leading into Davisville Road is also a concern. Adding 44-90 more bedrooms will add to an already busy area.

I hope Jed Cornock and Kimberly Fish relay all the great points brought up at our meeting. I urge you to think about the long term affects this low income project will have on the neighborhood, elementary school, and the Davisville environment before going any further.

Sincerely yours,
Maureen Condon
Sent from [Mail](#) for Windows

From: [Dante DelGrosso](#)
To: [Jed Cornock](#)
Cc: [Falmouth Selectboard](#); [Jessica](#)
Subject: Emerald Properties Project concerns
Date: Thursday, May 25, 2023 7:58:46 AM

Mr. Cornock,

Thanks for answering some questions for us Monday night after the meeting and allowing us the opportunity to reach out on the Emerald Properties project.

We are primary abutters at 87 Davisville Rd. As an employer of over 50 people locally, we're fully aware of the need for housing. Limited housing has continuously threatened our business as we often cannot hire or keep employees, many of whom have lost their homes on Cape or just move away because there is no opportunity for them to find a place. In our day-to-day operation of our businesses, the local labor pool is an everyday issue. But, beyond the practical effects on us, it's just discouraging that so many folks can't make a home in this community we've been lucky enough to be a part of. We recognize this.

Further, we are certainly not opposed to neighbors. We have two acres of land here ourselves and had even considered the possibility of developing some of it for another home if we could have afforded to do so. We even tried renting our camper out for other business' J1 workforce housing on our lot (not legally permitted in a mobile unit, however). Some neighbors might disagree, but I personally wouldn't mind the development of the Emerald Property—in a certain fashion.

However, there are a lot of concerns about the Emerald project as it is proposed. Some of our neighbors have traffic concerns, others have legal issues they wish to address: many of us have made the investments of our lives on the understanding that the property could only be developed for municipal use. There are worries that the developer may not be bound by any formal agreement. And everyone is obviously concerned about the wildlife, as we would lose one of the last green spaces in the Davisville/Green Pond area in which we regularly see foxes, fisher cats, coyotes, red tailed hawks, owls, and more including frequent, documented sightings of the Eastern Box Turtle, a Species of Special Concern under the MA Endangered Species Act.

For me personally however, the most obvious concern is the neighboring Green Pond. This body of water is considered "Severely Degraded" precisely because of the septic and landscape runoff as well as a lack of green space for absorption. It is not advisable to swim in it or fish in it. We live in a coastal community that relies on tourism for our access to water and that very water is unusable due to its unhealthy levels of toxicity. The Emerald Property is on a direct, immediately proximal watershed, essentially funneling anything it cannot absorb down into Green Pond right next door. Regardless of whatever the law may allow or not, no development—truly none—should really be considered until connected to sewer. Even then, ample space should remain to absorb the added runoff.

My other concern is the character of our neighborhood. While driving down Davisville, you might not even notice this little stretch of undeveloped land we're considering, except that it is marked by a sign that reads "Thickly Settled". Davisville is made up of single family homes surrounded by trees. By Cape standards it is already thickly settled enough to caution drivers. We moved here from places like Florida and Southern California to escape the rampant,

endless bulldozing of wild spaces that is now being considered. We made our lives here and raised our children here because of the character of Cape Cod. Two or three homes nestled in these woods could maintain the character we've all come to love about Falmouth but clearing out this green space and packing as many houses as can fit is directly opposed to the character of this neighborhood.

Thus, going back to the water quality issue especially, you can imagine my alarm at the meeting on Monday that this seemed to be going forward with enthusiastic momentum and neither we, nor any of our neighbors, had even been notified yet as abutters. There have been several meetings already, including one at the nearby elementary school, yet not one of our neighbors had been notified. We all found out by happenstance: someone heard about it from a friend. In contrast, we had received an abutter's notice through certified mail when a neighbor wanted to propose construction on their home next door—something far less impactful. And we sat through 30 minutes of Board deliberation Monday night on a small dock that had to be rebuilt exactly how it was before (important but nowhere near comparable in scope). Yet, on this hugely more impactful issue, we have not been notified for any of the three meetings that have already taken place. I understand there's a "Civic Engagement" meeting scheduled but it seems that approval has already been given, the project is moving forward regardless of our input, and it is rather late in the process. We're now in the position that we have to "fight against" a proposal that's been green-lighted.

Monday night I heard of 100+ possible vacant land sites being potentially reclaimed by the town. I've heard of major developments being built elsewhere. And I've seen watershed overlay maps with a large, central area that can be safely developed with minimal effect on our water quality. Do we really all believe the Emerald Property is the most appropriate place for a project of this size in regards to water quality especially?

Lastly, please understand this is not a selfish NIMBY-style complaint. We truly don't want to be put in a position to "fight" this. Rather, this is as much about the future residents of these properties as it is about those of us who live here already. And it's an urging that, before we tear up this very sensitive piece of land for maximum density use, let's seriously consider all that we're trading to do so.

Dante and Jessica DelGrosso
87 Davisville Rd.

From: [nicholas deltorto](#)
To: [Falmouth Selectboard](#)
Subject: Proposed Emerald property development
Date: Thursday, August 24, 2023 6:16:16 PM

Dear Select-board members:

I am writing to you to tell you of my opposition to the development of the emerald property for the proposed affordable housing project. There are several reasons is absolutely wrong and should not be done.

- 1.the property was never intended by the Rapoza family as outlined in the original minutes to the select board meeting for the use of any development of housing .The intent was for the property to be used for the greater good and use by the community.
2. the density of this project fire exceeds any existing lot coverage ratios and density permissible anywhere in Falmouth. Either there is an environmental impact or there is not the fact that it is affordable housing should not change the way we manage our natural resources.
3. Green pond is already a destroyed and infected waterway. The leaching runoff and environmental impact will further put green pond into an unrecoverable state which will affect property values throughout the Green Pond area not to mention the inability for the pond to recover its eel grass, healthy shellfish and aquatic life. This flies in the face of what I have witnessed by the conservation commission's heavy-handed management in Falmouth. Simply a double standard.
4. Again, I have sat in town meetings with residents looking to put up a fence around. The property were told that they needed to leave space for the“ critters to access under the fence. How can clear cutting these two lots for the development of this housing not impact all of that wildlife ? again, a double standard.
5. This development is simply too close to the elementary school and what is already a high traffic concern area. This is putting request for affordable housing before the safety of our children.

There are numerous other reasons that this is simply just a bad idea, and should not move forward. The tax payers from within this community have been outraged at the two meetings I have attended that this is even being proposed as a project. It was also distressing to hear in the face of the solid opposition, “the select board will make the decision.”. The select board should make the decision based on what the will of the constituents within this community are as our representatives.

Respectfully,
Nicholas Deltorto
18 Moonpenny Lane
East Falmouth

Sent from my iPad

From: [Donald Farnell](#)
To: [Falmouth Selectboard](#)
Subject: Proposed Emerald House Affordable Housing, Davisville, E. Falmouth.
Date: Friday, August 18, 2023 2:52:49 PM

Dear Select Board Members,

I am writing to you today to express my opinion on the proposed affordable housing project on Davisville Road in East Falmouth. I am adamantly opposed to this project for the following reasons:

It was never the intent of the Rapoza family to have any development on this site; rather the property was granted to the town with the understanding that it would remain as open space in perpetuity. This sentiment was expressed by a Rapoza family member at the first outreach meeting held at the E. Falmouth Elementary School in June. Based upon the comments made by the Rapoza family, I believe Falmouth has an obligation to live up to wishes of the family that this property remain as open space. To do otherwise would be a slap in the face of Mr. Rapoza and his surviving family. It would also set a terrible precedent for any other individual considering donating land to the town with the knowledge that the conditions of their donation might not be met. That would be an unacceptable position for the Town to find themselves in.

The public opinion poll that was distributed at the two outreach events was disingenuous at best, and a sham at worst. One of the questions asked what kind of units would be preferred; one bedroom, two bedroom, three bedrooms. There was no option for zero bedrooms. This question seems to imply this is already a done deal and the unwitting neighbors get to pick their poison after the fact. Bad job all around. Similarly, none of the documents presented included any information / diagrams / graphics describing what the development actually look like. How could any rational person support a project without even the most basic information of how the project will or will not fit into the existing physical residential character of Davisville Road. Again bad job. Makes one wonder if approved, the project will be handed off to some developer, to build to the lowest common denominator. Kudos to the town for attempting to engage the public, but the way it was done had every person in attendance save one, voted no. A wasted opportunity, too bad.

Any multi- unit development on the proposed site would totally be out of character with this section of Davisville Road which is characterized by beautifully landscaped fee simple single family homes. This development also flies in the face of East Falmouth Village Association Zoning Mission Statement which among other things seeks to address "Impact of such expansion on traffic flow" and create "No detriment to the natural resources". Clearly the proposed development will negatively impact both traffic and natural resources.

Environmental issues such as sewage disposal, storm water management, and public water services are of great concern. Sewage and storm water are particularly are critically important here especially due to the adjacency of Green Pond whose natural viability is already in decline. Again, no information on how this would be addressed was included in in any of the materials presented to the community.

As to the issue of providing potable water to the site, I find it ironic that all summer long there has been signage in several places along Rte. 28 asking residents to do their part in conserving water, and now there is a proposal to build between 44 and 90 bedrooms at this development.

Is water currently available to serve this development or not. Again no information was provided to address this issue.

Traffic along this section of Davisville is already an issue, particularly when the adjacent elementary school is in session. The Emerald House Museum and Community Garden driveways and Marlin Drive already make that section of Davisville problematic and the addition of another residential development adjacent to the Emerald House will only make matters worse.

Lighting and landscape / tree replacement intent are none existent. Again it seems that these elements which provide the opportunity for the development to be integrated into the existing residential character and landscape are left up to the developer. That is a recipe for disaster.

I am a retired landscape architect with over 48 years of experience in site planning and landscape architecture. Across my career I have worked on dozens of these types of projects and frankly I am appalled at how poorly this effort on the part of the town has been handled. And all the people who have attended these meetings save one agrees with me in our whole hearted objection to this project; ill conceived, poorly planned and badly received by the public.

Thank you for this opportunity to opine.

Don Farnell
67 São Paulo, E. Falmouth.



[Sent from the all new AOL app for iOS](#)

From: [At&t Mail Center](#)
To: [Falmouth Selectboard](#)
Subject: Emerald Property for Affordable Housing
Date: Monday, August 21, 2023 9:27:01 AM

We are against this location for affordable housing. This area is very traffic congested as is and that project is not the proper fit for the increased traffic it would cause. Try areas on Rte 151 which has vast open space and wider roads etc..... We Vote NO to this or any other large housing development in that area.

Frank Gambardella
Gary Gambardella
36 Penny Royal Lane
(Fishermans Cove)

From: [Maria Gorman](#)
To: [Falmouth Selectboard](#)
Subject: Emerald Property Project
Date: Friday, August 18, 2023 2:33:44 PM

Please do not allow this project to move forward

I have been visiting Falmouth since I was a child and now I reside here 50% of the time and this town is losing what it's all about by adding this project we're taking up the beauty of the land and especially being next to an elementary school

Please don't tell me you're going to control who lives there because that is no one's control and we cannot have this town brought to that level of being built up so much that it's almost like a city feeling

You're going to find residence want to move out and they're going to start just renting out their properties. It's just not a good idea and it's just taking away that beautiful land

It is very upsetting.

Please do not allow this project here.

Maria & Jack

From: [REDACTED]
To: [Falmouth Planning](#)
Cc: [Falmouth Selectboard](#); [Peter McConarty](#); [Alwardt, Mary](#)
Subject: Re: Emerald Properties playground
Date: Thursday, August 10, 2023 3:26:59 PM

As I just replied to Joe Netto, I will reply to all he CC'd as well. The Trotting Park Fields was looked at and discussed as a possible sight for the Play Space over five years ago. It is not appropriate, nor does it have the space for the play space. We have been down this road already. The Raposa property where the play space was slated for and hopefully will become the final destination of the play space IS zoned for recreation which the play space falls under. The not in my backyard mentality has got to stop. Both the Rapoza and Emerald families have designated a purpose for their sale of land to the town. It was made clear last night East Falmouth does not want Affordable Housing. You were heard loud and clear by all parties. The play space on the other hand, IS in the realm of what the Raposa and Emerald families wanted stating there were not enough recreational space in Falmouth. The play space will bring all generations and children of all abilities under one umbrella. East Falmouth should be proud that the town is backing a multi-million-dollar park that is inclusive for all children and adults to their neighborhood, instead of trying to force it elsewhere.

Kathleen Haynes

On Thursday, August 10, 2023 at 03:13:33 PM EDT, Joe Netto <[REDACTED]> wrote:

This email is only about the playground. I would like to offer a different site for this playground project. As I said publicly last night a better location for this would be the public athletic site know as Trotting park Fields . there is more than enough room for this .if located south and west of the current parking lot. I have met with Perter McConerty at this site , and he has had the town's engineering depart survey this land.

This , Trotting Park Fields, is a central located site for ALL of the villages in Falmouth, especially Woods Hole and North Falmouth , the East Falmouth site would place this playground out of reach for those citizens. In front of this athletic complex are the towns two Little League fields. The skate board park is here, along with 3 large soccer fields. A series of pickle ball courts are currently being made there also. Town Meeting just voted funds for water and lighting improvements for the parking here. The Accessible recreation site should be constructed at Trotting Park, I feel, and not at the Davisville road site for those reasons that I have listed above.

From the land of the retired
Joe Netto
28 Clark Street
East Falmouth

From: [Helen Kennedy](#)
To: [Falmouth Selectboard](#)
Subject: Emerald House Housing Project
Date: Friday, August 18, 2023 10:42:49 PM

Dear B.O.S.

I have lived in Fisherman's Cove off Davisville Road for the past 20 years. I am a Town Meeting member in Precinct 4 and former Recreation Director for the Town of Falmouth.

I love my community and just think this development should NOT be placed in this location.

I have gone to both hearings on the proposed development behind the Emerald House . I have voiced my opinion and concerns.

I am totally against this housing development for the following reasons.

Most important :

1. Honor the verbal commitment you made to the family that sold the land to the Town , that it would only be developed for Recreational use in the future.

This proposed housing development is NOT Recreational use .

Do the right thing and honor your commitment to this family .

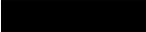
2. The proposed development is TOO LARGE. Davisville Road is already a speed way. The roadway can not accommodate any more traffic onto Davisville Road.

3. The run off into Green Pond would be devastating to this coastal pond .

3. Why does all new proposed development have to be in East Falmouth ?

There are many acres of Town owned land near the Falmouth High School, which is an ideal location for low income housing.

4. I am totally in favor of the handicapped playground that is proposed for this site.

Sincerely ,
Helen E. Kennedy
135 Sailfish Drive
East Falmouth, MA


Sent from my iPhone

From: [Kate LINEHAN](#)
To: [Falmouth Selectboard](#)
Subject: Emerald House Property Plans
Date: Monday, August 21, 2023 2:16:07 PM

I have provided feedback on the Survey you sponsored. My concerns are primarily related to the water quality of our little peninsula. It's very delicate and the fact that the Town has deferred, and delayed considering Sewering the area has caused further damage to the waterways in our area. I fear that another housing cluster will only add to that.

If you move forward with this plan, please consider requiring that any developer must provide a water treatment capability on site to remove the Nitrogen before sending the treated water to its final destination. And please make the concept of Sewering this area a priority as you look at your next most important activity. This should have been a priority long ago when development of this part of Town was being permitted. But since it wasn't a priority then, it needs to be a priority now. And if there need to be concomitant Zoning adjustments to insure that more dense developments are not possible, please make that part of your thinking and planning as well. We need a comprehensive view to the growth and development of Town, Affordable Housing, and a workforce that can live in the town where they work.

Kate Linehan
Fisherman's Cove Neighborhood

From: [PETER LOBO](#)
To: [Falmouth Selectboard](#)
Subject: Emerald Properties House project
Date: Saturday, August 19, 2023 9:47:04 AM

Board members:

Please DO NOT VOTE for the Emerald Properties Project.

Neither the buildings nor the play ground are appropriate for this location, among multiple reasons including the intent of the Rapoza family during the sale of the property, expressed at a recent meeting at the East Falmouth Elementary school.

Thank you

Peter and Sally Lobo.
20 Sailfish Drive
E. Falmouth, MA. 02536

From: [SHARON MULCAHY](#)
To: [Falmouth Selectboard](#)
Subject: Emerald Property Project
Date: Friday, August 18, 2023 4:41:29 PM

I am opposed to any development of housing on the Emerald Property Project in East Falmouth. Please cancel the project.

Thank you, Sharon Mulcahy

From: [Joe Netto](#)
To: [Falmouth Selectboard](#)
Subject: Fwd: Raposa Property-Davisville road
Date: Monday, August 7, 2023 4:34:39 PM

From the land of the retired
Joe Netto

----- Original Message -----

From: Joe Netto <[REDACTED]>
To: "Alwardt, Mary" <[REDACTED]> Board of Selectmen
<selectmen@falmouthmass.us>
Cc: Joe Netto <joenetto@comcast.net>
Date: 08/07/2023 4:08 PM EDT
Subject: Raposa Property-Davisville road
Enclosed is the vote to buy the Rapoza property article 15, Annual Town Meeting 2007.
VOTED: By a declared two thirds vote, a quorum being present on Wednesday, April 4, 2007 the Town voted to authorize the Board of Selectmen to PURCHASE OR TAKE BY EMINENT DOMAIN land in Falmouth, Barnstable County, Massachusetts, for public recreation and municipal purposes, said land to be under the jurisdiction of the Board of Selectmen and being described as follows:
The land located at 81 Davisville Road, East Falmouth, Massachusetts, containing 3.94 acres of land, more or less, all as described in a deed from Mary Howard to John F. Rapoza dated January 9, 1901, recorded with the Barnstable County Registry of Deeds in Book 249, Page 231 and by deed recorded in Book 266, Page 389.
And further to appropriate the sum of \$556,225.00 for the acquisition of the foregoing land, including costs incidental and related thereto, and to authorize the Board of Selectmen or its designee to accept any further gifts of property, real, personal or otherwise, in relation to the foregoing acquisition and to enter into any agreements and to execute all documents it deems advantageous on behalf of the town, for partial or full reimbursements of the cost of acquisition; and the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum under the provisions of G.L. chapter 44 § 7 (3) or any other appropriate authority and to issue bonds and notes of the Town therefore; provided, however, that no sum shall be expended

under this appropriation unless the Town shall have voted to exempt amounts required to pay the notes and bonds issued for the project from the provisions of Proposition 2 ½, so called, said sum to be expended under the jurisdiction of the Board of Selectmen
The vote does allow dual use "public recreation and municipal use". The local newspaper has stated that the Town of Falmouth is looking at this parcel and the Emerald parcel for affordable housing. Again I would like to remind the B.O.S. that the Emerald property CAN NOT BE USED FOR HOUSING. I appeared in front of your Board a year ago with the Town Meeting vote documentation proving this. I am hoping that the newspaper made a "clerical" error
Hope that this information is helpful in the discussion of these properties..

From the land of the retired
Joe Netto

From: [Joe Netto](#)
To: [Falmouth Planning](#)
Cc: [Falmouth Selectboard](#); [Peter McConarty](#); [Alwardt, Mary](#); [Kathleen Haynes](#)
Subject: Emerald Properties playground
Date: Thursday, August 10, 2023 3:13:37 PM

This email is only about the playground. I would like to offer a different site for this playground project. As I said publicly last night a better location for this would be the public athletic site know as Trotting park Fields . there is more than enough room for this .if located south and west of the current parking lot. I have met with Perter McConerty at this site , and he has had the town's engineering depart survey this land.

This , Trotting Park Fields, is a central located site for ALL of the villages in Falmouth, especially Woods Hole and North Falmouth , the East Falmouth site would place this playground out of reach for those citizens. In front of this athletic complex are the towns two Little League fields. The skate board park is here, along with 3 large soccer fields. A series of pickle ball courts are currently being made there also. Town Meeting just voted funds for water and lighting improvements for the parking here. The Accessible recreation site should be constructed at Trotting Park, I feel, and not at the Davisville road site for those reasons that I have listed above.

From the land of the retired
Joe Netto
28 Clark Street
East Falmouth

From: [Marjorie Parmenter](#)
To: [Falmouth Selectboard](#)
Subject: Comment Letter re: Proposed Sandwich Road Mega Apartment Comple
Date: Monday, August 21, 2023 4:48:57 PM
Attachments: [2023Aug21ProposedMegaComplexOpinionParmenter.pdf](#)

Dear Madam Chair and Select Board Members,

Due to an unexpected transportation issue with my car, I am unable to provide public comment in person during the Public Comment segment at the Select Board meeting. Hence I am sharing my comments with you via this email. Please see attached pdf.

Thank you,
Marjorie Parmenter

From: [JS](#)
To: [Falmouth Selectboard](#)
Subject: Emerald property development
Date: Saturday, August 26, 2023 3:45:01 PM

Please do not do this to this neighborhood. Our waters are already in danger. One can't even drive by the library with car windows down. There just isn't enough space for the number of units they want to put in there. Furthermore, it does not seem to be in line with the intended use for that space. Please consider the wishes of the neighbors for the community they wish to have.

Sincerely,
Norman & Judy Pearson
Tarpon Rd

From: [Lorrie R](#)
To: [Falmouth Selectboard](#)
Subject: Emerald Properties Development Project - #81 Davisville Rd
Date: Thursday, August 10, 2023 6:18:24 AM

I am vehemently opposed to any community or “affordable” housing facility being developed off Davisville road for many reasons. Density, traffic safety, wildlife, pollution, wastewater issues, child safety; just to name a few. This plot of land is way too small for the number of units proposed and the original intent of the Reposa family was to preserve this land as open space/recreational. Please find another location that is more suitable.

Lorrie Rizk
45 Marlin Dr
East Falmouth

From: [HDT](#)
To: [Falmouth Selectboard](#)
Cc: [Karen Toner](#)
Subject: Davisville Road Housing Project
Date: Friday, August 11, 2023 5:28:09 PM

Dear Select Board,

We are writing to strongly oppose the Emerald Properties development that is being proposed for 61 and 87 Davisville Road. To be clear, we are absolutely not opposed to affordable housing and strongly believe it is badly needed for Falmouth to prosper in the years ahead. Our opposition centers around the following two issues:

- Environmentally sensitive area - as you are quite familiar, the impact of runoff is slowly decaying our waterways. The nitrogen pollution that is seeping into the ponds (including Green Pond) in our Town is something we have to begin to slow so a plan can be put in place to remediate this issue otherwise we will destroy our fragile ecosystem. A development of this size would have meaningful negative impacts to the ponds in the East Falmouth area. We applauded your vote in July 2023 against the 375 Sandwich Road development given concerns on the environmental impact to our waterways and opposing this Emerald Properties is consistent with your earlier vote.
- 2007 Town Meeting - as mentioned in the Falmouth Enterprise, the Rapoza property was purchased by the Town and was intended to remain undeveloped. Further, the Enterprise article indicated this was affirmed in the meeting notes from the Town meeting. Two issues here: (1) I think it is bad precedent to supercede earlier Town decisions (unless of course the prior action is outdated or does not make sense anymore) and (2) as Falmouth continues to grow, having undeveloped green spaces is not only environmentally prudent, but helps to mitigate against overdevelopment.

In sum, we are in opposition to the Emerald Property proposed development at 61 and 87 Davisville Road.

Sincerely,

Denis and Karen Toner

From: [Elizabeth Wilder](#)
To: [Falmouth Selectboard](#)
Subject: Affordable housing at Emerald Properties
Date: Monday, August 21, 2023 8:48:18 AM

Dear Select Board,

I would like to voice my strong support for the development of affordable housing at the Emerald Properties. You heard a lot of concerns from East Falmouth residents, but I feel this is a loud minority. I believe most Falmouth residents understand the desperate need for housing in Falmouth that will be affordable for lower-paid but essential members of the Falmouth community: teachers, police officers, nurses, etc. It is a mystery to me why East Falmouth residents would be opposed to having these folks as neighbors.

The sewage problems also cited as reasons for concern would seem to be solved by the plans already underway to improve sewage handling in the town. New sewer lines, septic systems that can remove nitrogen and phosphates, and urine diversion systems could all be implemented in the new housing. Whatever route you take, the plan needs to be communicated to the town so that residents see this development as an opportunity for sewage problem solving rather than a plan that adds to the problem. I encourage you to seek input from the Association to Preserve Cape Cod and work with them to develop a plan. Andrew Gottlieb has given a lot of thought to the housing shortage as well as water quality and could provide great advice about how to build out the Emerald Properties in an intelligent way.

Best regards,
Elizabeth Wilder
521 Ter Heun Dr
Falmouth, MA

EMERALD PROPERTIES PROJECT

Affordable Housing
Accessible Recreation
Historic Preservation

67 & 81 Davisville Road, Falmouth, MA 02536

AGENDA

- Introduction & Review
- Civic Engagement Program
- Summary of Input
- Options for Consideration
- Recommendation



INTRODUCTION & REVIEW

Create affordable housing, develop accessible recreation, preserve existing historical and community resources

For Illustrative Purposes Only



Key factors: 1) Environmental features and topography (white area) limit total development area
2) #67 Davisville Rd. was acquired for recreational and conservation purposes

CIVIC ENGAGEMENT PROGRAM: OVERVIEW

Stakeholder Meetings

- East Falmouth Village Association (6/20/23)
- Planning Board (7/11/23)
- Recreation Committee (7/12/23)
- Commission on Disabilities (7/13/23)
- Affordable Housing Committee (7/13/23)
- Community Preservation Committee (7/13/23)

Public Meeting

- East Falmouth Elementary School (8/9/23)

Project Website

- Hosted by coUrbanize (public outreach consultant)
- 1,486 website visitors
- 1,282 total website comments
- 117 total responses to questionnaire

Emails

- Planning Department (21)
- Select Board (26)

Paper Questionnaires

- 13 Responses

SUMMARY OF INPUT: MEETINGS

East Falmouth Village Association (6/20/23)

- Concerned about the location of the accessible play space and potential for crime
- Worried about water quality of Green Pond and potential impact of housing
- Opposed to the density as shown on the conceptual master plan
- Concerned that building affordable housing will bring more crime to the area

Planning Board (7/11/23)

- Concerned about water quality of Green Pond
- Would prefer a homeownership model (Habitat For Humanity)
- Too much density – concerned people in the area don't want it

Recreation Committee (7/12/23)

- Supportive of accessible play space and the affordable housing

Affordable Housing Committee (7/13/23)

- Supportive of the affordable housing concept – need all we can get

SUMMARY OF INPUT: MEETINGS

Community Preservation Committee (7/13/23)

- Mixed preference for homeownership and rentals
- Concerned about septic
- Some members support the idea, especially since there is such a need for affordable housing in our community.

Commission on Disabilities (7/13/23)

- Requested “Universal design” for all units (ramps, bars, sounds are visible, brail)
- Would like to see a certain number of mobility accessible apartments
- Include walking paths that are clearer for people with balance issues, wheelchairs

SUMMARY OF INPUT: MEETINGS

Public Meeting (8/9/23)

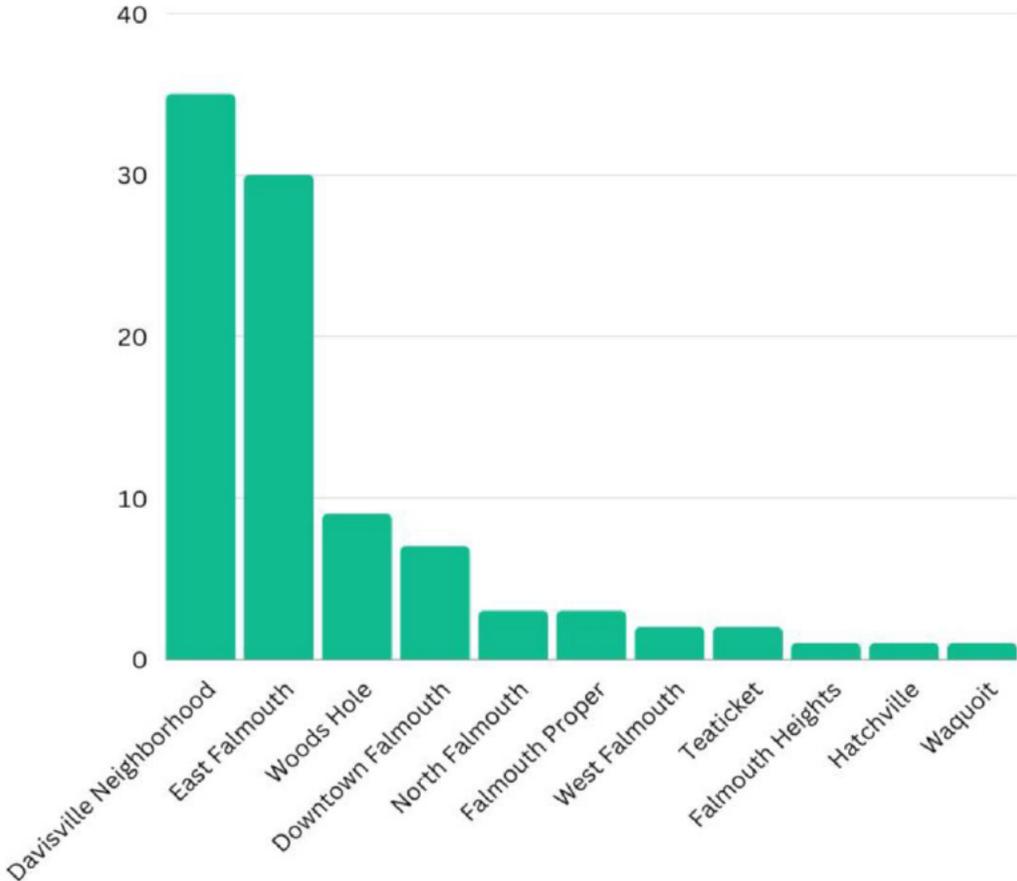
- Opposed the project as shown on the conceptual master plan.
- Concerned about the location of the accessible play space and potential for crime
- Disagreed about using the “Rapoza Property” for affordable housing – “intent” of 2007 TM vote.
- Cited concerns about water quality of Green Pond and traffic issues on Davisville Rd.



SUMMARY OF INPUT: WEBSITE & EMAILS

Question 1: What area of Falmouth are you from?

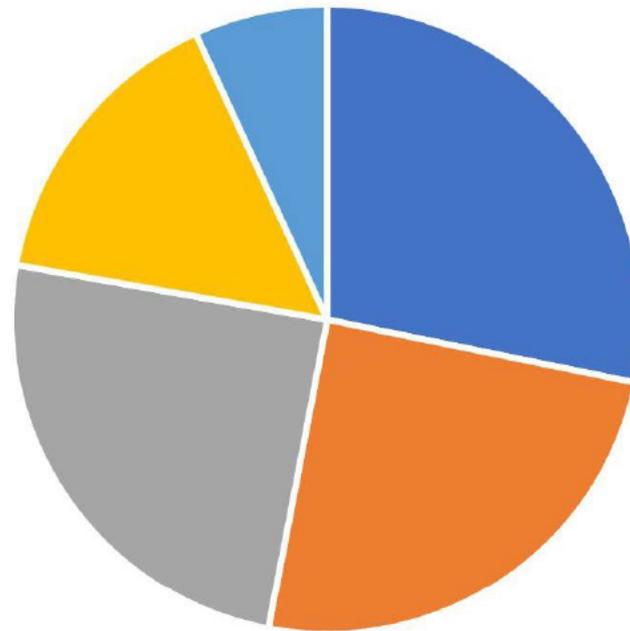
Majority of respondents were from the neighborhood or East Falmouth.



SUMMARY OF INPUT: WEBSITE & EMAILS

Question 2: How long have you lived in Falmouth?

Majority of respondents have lived in Falmouth for more than 15 years.

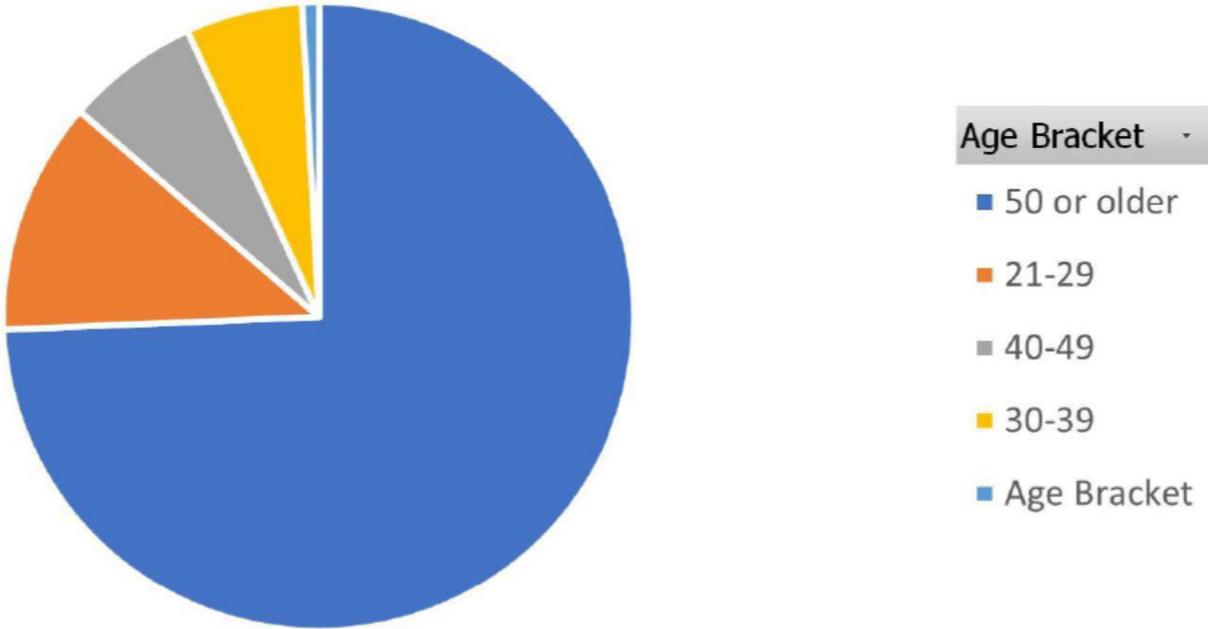


- Period ▾
- 30 years or more
 - 6 - 15 years
 - 16 - 29 years
 - 3 - 5 years
 - 2 years or less

SUMMARY OF INPUT: WEBSITE & EMAILS

Question 3: What age bracket do you fall into?

Majority of respondents were 50 years old or more.

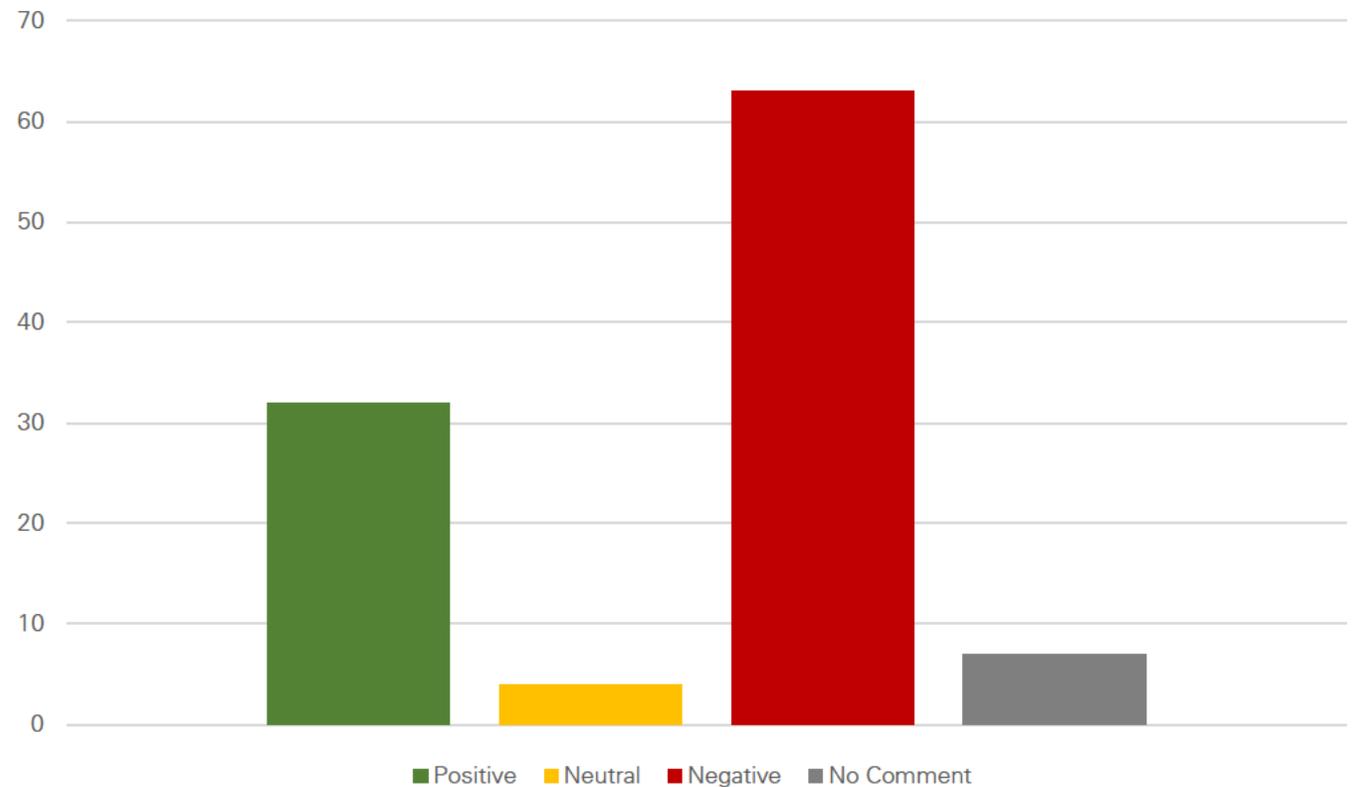


SUMMARY OF INPUT: WEBSITE & EMAILS

Question 4: Do you have specific comments related to the conceptual layout?

Issues identified:

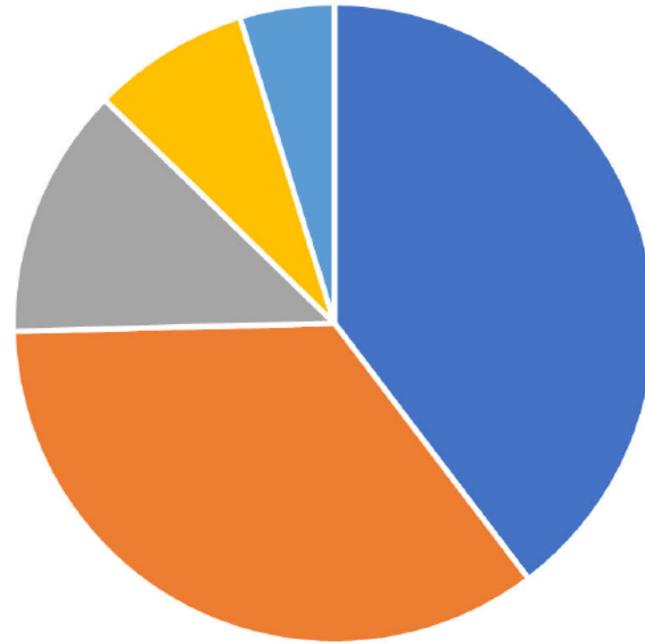
- *Wastewater*
- *Density*
- *Traffic*
- *Safety*



SUMMARY OF INPUT: WEBSITE & EMAILS

Question 5: What type of structure would you prefer?

Some interest in Duplexes, but majority had no preference.



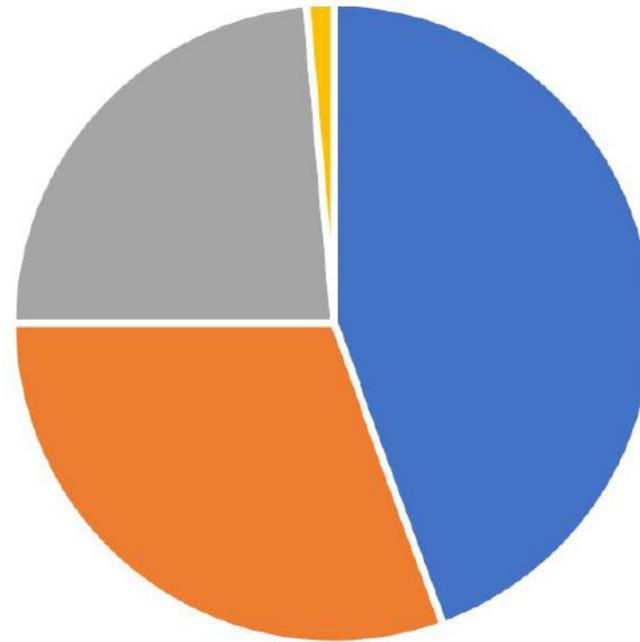
Housing type

- No preference
- Duplexes (two units in one structure)
- One building (many units in one structure)
- Quads (four units in one structure)
- Triplex (three units in one structure)

SUMMARY OF INPUT: WEBSITE & EMAILS

Question 6: Would you rather see rental or ownership housing on the property?

More support for ownership than rental units.



Housing type ▾

■ Ownership

■ Rental

■ No preference

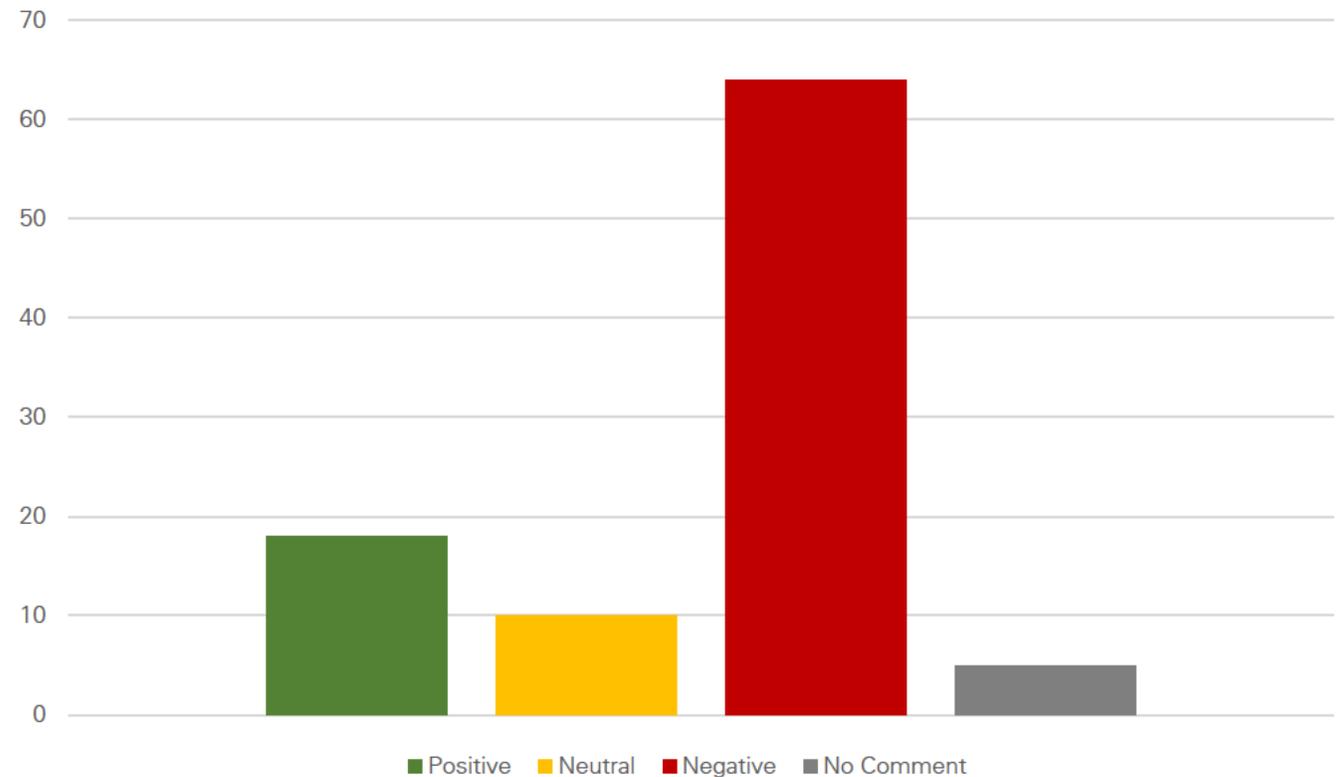
■ Total

SUMMARY OF INPUT: WEBSITE & EMAILS

Question 7: Do you have concerns about how this project would impact the environment?

Issues identified:

- *Wastewater*
- *Density*
- *Traffic*
- *Safety*

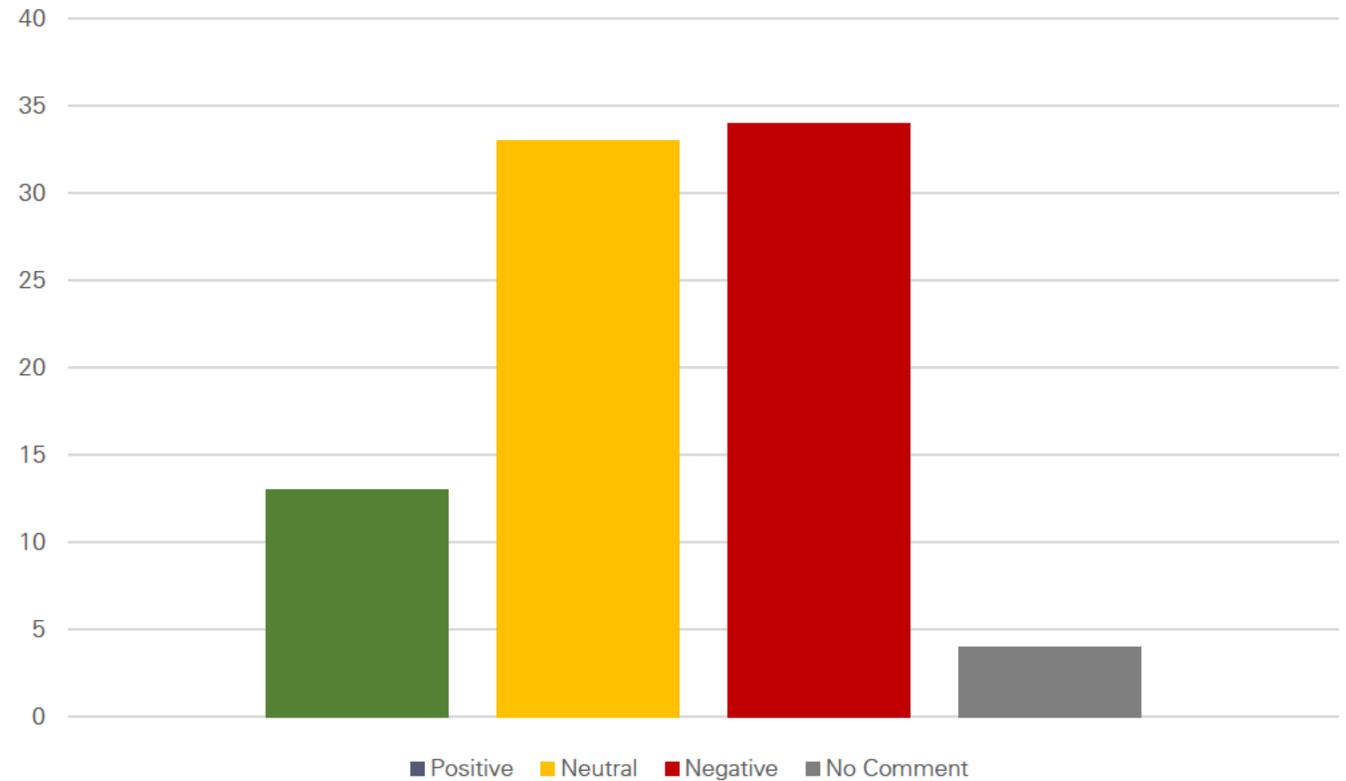


SUMMARY OF INPUT: WEBSITE & EMAILS

Question 8: What types of amenities would you like to see?

Issues identified:

- *Wastewater*
- *Density*
- *Traffic*
- *Safety*

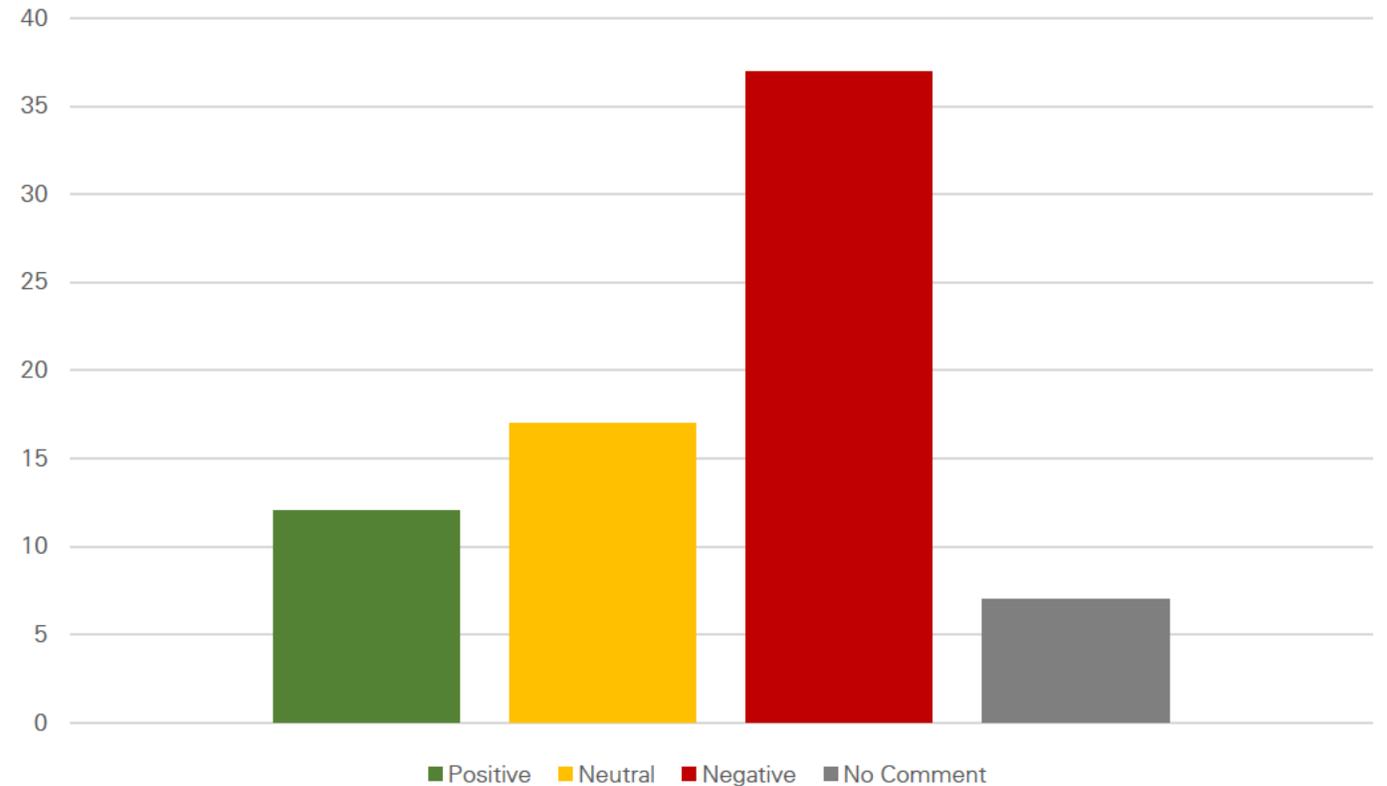


SUMMARY OF INPUT: WEBSITE & EMAILS

Question 9: How can we highlight the community's history and honor its roots and culture?

Issues identified:

- *Wastewater*
- *Density*
- *Traffic*
- *Safety*

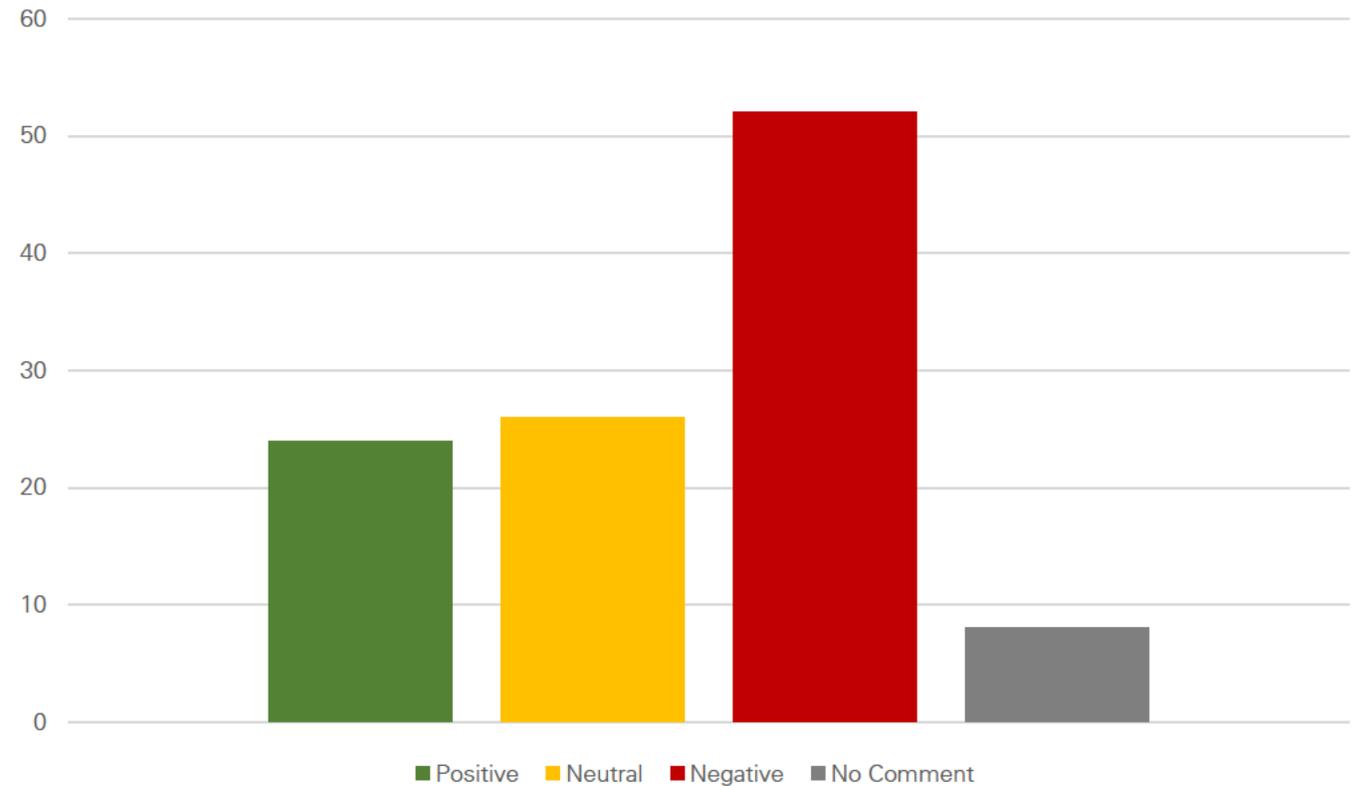


SUMMARY OF INPUT: WEBSITE & EMAILS

Question 10: What would make this neighborhood even better?

Issues identified:

- *Wastewater*
- *Density*
- *Traffic*
- *Safety*



SUMMARY OF INPUT: WEBSITE & EMAILS

Emails to the Planning Department and Select Board

47 Emails (70% from Davisville Road neighborhood)

- 90% opposed the project
 - Environmental/pollution/wastewater
 - Traffic
 - Conflict with Rapoza purchase intent
 - Too dense
 - Crime/safety of children at risk
 - Wildlife
 - Ruin character of Davisville
 - Ruin open space
 - Lower property values
- 10% supported the project
 - Will help with affordable housing needs
 - Alleviate strain of long commutes
 - Bring some social justice to Falmouth

SUMMARY OF INPUT: QUESTIONS

Outstanding Questions (require further examination)

- Will these two properties on Davisville Road be connected to sewer in the future?

The town hasn't completed a Targeted Watershed Management Plan for the Davisville peninsula yet and therefore questions remain about what parts of the area may be sewered in the future.

- Is affordable housing a municipal purpose and is this project consistent with the 2007 Town Meeting vote which purchased the "Rapoza Property"?

Affordable housing is considered a municipal purpose. Development of housing on this property will require another Town Meeting vote.

- Can #81 Davisville Road accommodate the affordable housing and the accessible play space?

Concerns surfaced about the potential for crime at the new accessible play space if it can't be seen from the street. More time is needed to determine if the property can fit a smaller scale housing development with a reduced accessible play space.

NEXT STEPS: OPTIONS

Option #1: No affordable housing; build accessible play space on either #81 Davisville Rd. or #67 Davisville Rd.

Option #2: Further explore feasibility of developing affordable housing on #81 Davisville Rd. and accessible play space on #67 Davisville Rd.
Town Meeting action required.

Option #3: Further explore feasibility of developing affordable housing and accessible play space on #81 Davisville Rd.
Town Meeting action required.

NEXT STEPS: RECOMMENDATION

The Planning Department recommends that the Select Board provide more time for staff to work on a compromise development scheme that:

- 1) builds the affordable housing at a smaller scale,
- 2) moves the accessible play space to an area that can be seen from the road, and
- 3) provides measures to reduce the impact on water quality and protects any wildlife habitats.

QUESTIONS?



OPEN SESSION

BUSINESS

3. Discuss the Investigatory Powers of the Select Board **(10 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 3.

ITEM TITLE: Discuss investigatory powers of the Select Board

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: None

PURPOSE:

A general discussion concerning the powers of the Select Board under the Falmouth Charter to conduct formal investigations. No formal action by the Select Board will be taken.

BACKGROUND/SUMMARY:

- Investigations conducted by the Select Board must have a reasonable connection to the Board's duties and responsibilities under the Charter.
- Section C3-5 of the Town Charter, titled Powers of Investigation, links the scope of the investigatory powers of the Select Board directly to the jurisdiction of the Board, to include the ability to seek and obtain factual information related to policy areas.
- With the assistance of Town Counsel, discuss the steps for initiating an investigation by the Select Board.

DEPARTMENT RECOMMENDATION:

This item is for discussion and informational purposes only. The formal action of the Select Board is being requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

This item is for discussion and informational purposes only. The formal action of the Select Board is being requested.

Michael Renshaw

Town Manager

9/7/2023

Date

OPEN SESSION

BUSINESS

4. Vote to approve the use of AFCEE Nutrient Management Grant Funds for the Outfall Project **(5 minutes)**

September 11, 2023



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 4.

ITEM TITLE: Approval of use of AFCEE Funds for Outfall Data Collection & Permitting

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Amy Lowell

ATTACHMENTS: None

PURPOSE:

Discuss and vote the use of AFCEE mitigation funds to fund a portion of the cost to collect data and conduct evaluations required to permit an ocean outfall for discharge of tertiary treated wastewater. Use of AFCEE funds would reduce the amount to be requested for this use under the capital plan at November Town Meeting.

BACKGROUND/SUMMARY:

- Due to the limitations of land-based discharge for even highly treated wastewater, the Select Board and Town Meeting have expressed support for an outfall for future, long-term discharge. An outfall would allow the town to cease discharge of treated wastewater to the land upgradient of coastal and freshwater ponds.
- The Water Quality Management Committee voted in April 2023: "The Town's preferred option for mid and long-term discharge of all treated wastewater is an outfall in Vineyard Sound, and the Town will proceed with permitting and implementing an ocean outfall."

- Based on results of investigations to-date (to be summarized in a presentation at the 9/11/23 Select Board meeting), funds are requested to collect data and conduct evaluations to permit an ocean outfall for discharge of tertiary treated wastewater, including:
 - Sediment transport modeling
 - Marine soil borings
 - Baseline habitat surveys/assessments: fisheries, benthic sediments and infauna, eelgrass
 - Assessment by the US Geological Survey of potential hydrologic impact of an outfall on the aquifer
 - Vineyard Sound baseline water quality monitoring
 A public outreach program and regulatory scoping meetings will also be included in this effort.

- The total cost of the above proposed outfall data collection effort is \$1,400,000. It is proposed that the cost be covered as follows:
 - AFCEE Nutrient Management Fund: \$550,000
 - Free Cash (under the capital plan at November Town Meeting): \$700,000
 - Title V Funds: \$150,000

- This approach helps to fund this extremely important initiative while not crowding out other investments in Capital and uses existing funds prior to asking for new funds.

- The request is to have the Select Board approve the use of the AFCEE funding prior to Town Meeting so that other projects using other funding can continue to go forward.

- Funding will be requested at a future Town Meeting to incorporate the information gained from this phase into an Environmental Impact Statement and permit applications.

DEPARTMENT RECOMMENDATION:

The Department recommends that the Select Board approve the use of the AFCEE Nutrient Management funds for the Outfall project in the amount of \$550,000.

OPTIONS:

1. Vote to approve the use of AFCEE funds for the purpose of moving the Outfall project forward in the amount of \$550,000;

2. Vote an amount of AFCEE funds less than the amount requested in the amount of \$XXX,XXX for the purpose of moving the Outfall project forward and the Select Board directs Town Management and the Finance Director to reprioritize the amount of free cash to arrive at the \$1,400,000 amount;

3. Do not use any dollars from the AFCEE Nutrient Management fund and the Select Board directs Town Management and the Finance Director to reprioritize \$550,000 of Free Cash from other Capital Projects to fully fund the Outfall Pipe initial work at \$1,400,000.

4. Do not fund the Outfall project.

5. Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

Approve the use of existing (AFCEE) funds in order to reduce amount of new money required.

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the use of the AFCEE Nutrient Management funds for the Outfall project in the amount of \$550,000.

Michael Renshaw

Town Manager

9/7/2023

Date

**Background for Agenda Item Summary Sheet re:
Approval of use of AFCEE funds for outfall data collection and permitting
Select Board Meeting – 9/11/23
Amy Lowell**

Background on the Title V Fund:

The Town has participated in the Title V Community Septic Management Program through the Massachusetts Clean Water Trust (the "Trust") and has borrowed money from the Trust and has lent the proceeds to homeowners who, otherwise, would not be able to replace failing septic systems. Administration of the program is supported by the Barnstable County Department of Health and Environment. A lien is placed on the homeowner's property and the homeowner loan repayment is added to their annual real estate tax bill. On July 25, 2005, the Falmouth Board of Selectmen voted to authorize homeowners to participate in the Barnstable County Community Septic Management Program created to administer these same types of loans in lieu of the Town's direct involvement in the future.

According to the Finance Director, there is over \$190,000 in the Title V fund, and the debt service remaining to complete the loan payoff is \$40,000, so \$150,000 is currently available.

Background on the AFCEE Nutrient Mitigation Fund

The Air Force Center For Environmental Excellence committed \$8,500,000 to the Town under a 1998 settlement agreement (amended in 2006). The settlement was related to the nutrient impact of the Base's wastewater treatment facility discharge on downgradient surface water bodies, including Great Pond, Green Pond and Bourne's Pond. The funds have been used since for purposes related to nitrogen load reduction, including large land purchases for open space protection and municipal use in the watersheds to Great, Green and Bourne's Ponds, wastewater planning documents and evaluations, an aquaculture pilot, Mill Pond pilot projects, Little Pond baseline data collection and outfall modeling.

There is currently \$625,000 available remaining in the AFCEE nutrient mitigation fund. \$550,000 is proposed to support data collection required for ocean outfall permitting, leaving \$75,000 remaining for future use.

OPEN SESSION

BUSINESS

5. Report – Council on Aging **(15 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 5.

ITEM TITLE: Report- Council on Aging

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Presentation Slides

PURPOSE:

The Chair of the Council on Aging will provide an annual report to the Select Board. This item is for informational purposes, and no formal Select Board action is requested.

BACKGROUND/SUMMARY:

- The Council on Aging is comprised of nine (9) members.
- The Falmouth Senior Services Department functions as a human services organization for all residents of Falmouth who are at least 60 years old.
- The Senior Services Department manages the Senior Center, provides assistance, information on available resources, health services, referrals to other community agencies, education and recreation programs and activities.
- There is a special emphasis on promoting Healthy Aging and Enhancing Quality of Life for Seniors.

DEPARTMENT RECOMMENDATION:

This item is for informational purposes only. No formal Select Board action is requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

This item is for informational purposes only. No formal Select Board action is requested.

Michael Renshaw

Town Manager

9/7/2023

Date



Council on Aging Committee Report September 9, 2023

Council on Aging Board Update

FY2023 COA Board Members

Brenda Swain, Chairman
Joe Clancy, Vice Chairman
Susan Gallagher
David Hearne
Betsy Hike
Carol Kenney
Jamie MacDonald
Rebecca Moffitt
Pamela Truesdale

- ❖ COA Board met 10 times in person during FY2023.
- ❖ A heartfelt thank you to Susan Ripley for serving as a COA Board member from September 2012-October 2022.
- ❖ We welcomed Pamela Truesdale as a new COA Board Member as of January 2023.
- ❖ COA Board focus in FY2023:
 - Support Senior Center Staff.
 - Encourage Program of Service enhancements.
 - Review, discuss and support policies.
 - Volunteer within the senior center and at special events.
 - Assist staff in developing assessment survey.

Senior Services Department Volunteers

Volunteer Positions:

- ❖ Welcome Greeter
- ❖ 2nd Floor Reception
- ❖ Café/Kitchen
- ❖ Fitness Room Monitor
- ❖ Group Leaders
- ❖ Misc/Special Events
- ❖ Professional Services
 - Legal Assistance
 - Tax Assistance
 - Tech Support
 - SHINE Insurance
 - Counseling
- ❖ Boards/Committees
 - Council on Aging Board
 - Friends Board
 - Trip Committee

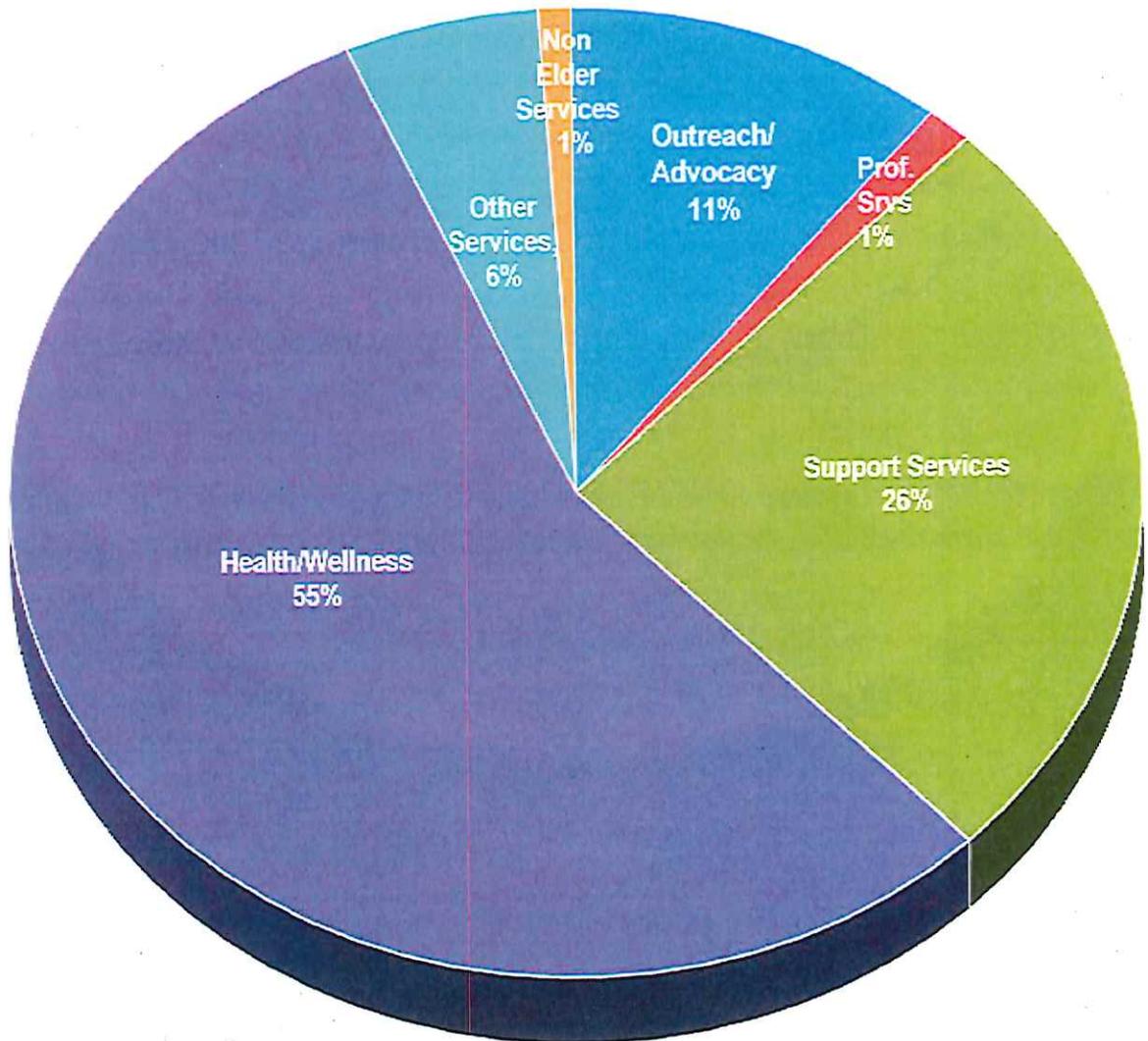
Volunteers contributed **8,940** hours in FY 2023

- Senior Center operates with an estimated 20-30 volunteers a day.
- Ongoing recruitment and trainings.
- Hosted two Staff Appreciation Events sponsored by Friends of the Falmouth Senior Center.

Thank You
T O O U R F A B U L O U S
Volunteers

FY 2023 Program of Service Statistics

- New Enrollment: 1,694
- **TOTAL in new Center 6,858**
- Swipe Check-ins: 64,686
- Outreach / Advocacy: 18,347 Service Units
- Professional Services: 2,206 Service Units
- Support Services: 43,273 Service Units
- Health / Wellness: 93,190 Service Units
- Other Services: 9,308 Service Units
- Non-Elder Services: 1,568 Service Units



Service Unit = Interaction a participant has utilizing the Senior Center program of services]

FY 2023 Program of Service Updates

- ❖ Increase of wellness, social, educational and service programs.
- ❖ Senior Center Heights Fitness Room open. [380 orientations completed and 3,274 check ins]
- ❖ Senior Center Chappy Café [18,299 check ins and 20,202 point of sale transactions]
- ❖ New program initiatives: Arts & Crafts, Chess, Cooking Classes, Gardening, Open Art Studio, Open Game Time, Open Needle Work Group, Ping Pong, and Rummikub.
- ❖ Friends of Senior Center support: Bingo, Birthday Celebrations, Coffee & Conversation Educational Guest Speaker Programs, Corn Hole Socials, Breakfast Socials, Holiday Lunch/Entertainment Socials.



FY 2023 Outreach Updates

- ❖ Outreach Coordinator appointed to the Elder Services Board of Directors as the representative of Falmouth.
- ❖ Outreach support and professional services, referrals and programs are ongoing.
- ❖ Fuel Assistance: 50 new applications and 13 recertifications.
- ❖ REACH [Reaching Elders with Additional Community Help] Referrals: 25
- ❖ Senior Municipal Support Team managed 88 cases.
- ❖ Established and enhanced partnership collaborations:
 - Rec Department: Offer non structured programs to include daily walking, basketball, and pickleball during the fall, winter and spring.
 - Elder Services: Collaborated to provide a Thanksgiving Meal in November, Holiday Meal in December, and a Fresh Produce Box in April [from Capabilities Farm] as a Grab & Go drive thru concept.
 - Atria Woodbriar: Set up open gardening beds for all Senior Center participants to garden at their leisure. Plots and tools were all provided.
 - Service Center: Enhanced partnership to provide a monthly information table at the Senior Center and for the Senior Center Outreach to have a table at the Service Center.
 - Parkinson's Support Group: Established a monthly support group.
 - Xfinity/Comcast: Established partnership in offering an education program and ongoing individual appointments to assist residents in enrolling in the Affordable Connectivity program for low-cost internet.

2020 CENSUS DATA

Age Group

	Municipality	60-64	65-69	70-74	75-79	80-84	85+	Total 60+
1	Boston city; Suffolk County; Massachusetts	31,855	27,041	21,784	14,661	10,134	10,293	115,768
2	Worcester city; Worcester County; Massach	12,058	9,394	6,978	4,533	3,092	3,895	39,950
3	Springfield city; Hampden County; Massach	8,958	7,494	5,709	3,729	2,157	2,514	30,561
4	Quincy city; Norfolk County; Massachusetts	6,677	5,725	4,451	2,981	2,068	2,457	24,359
5	Newton city; Middlesex County; Massachus	5,450	5,118	4,778	2,970	1,955	2,518	22,789
6	New Bedford city; Bristol County; Massachu	6,277	5,151	4,143	2,888	1,908	2,280	22,647
7	Brockton city; Plymouth County; Massachus	6,507	5,191	3,939	2,716	1,737	1,871	21,961
8	Fall River city; Bristol County; Massachusett	6,076	4,841	4,000	2,895	1,787	2,155	21,754
9	Lowell city; Middlesex County; Massachuse	6,483	5,206	3,672	2,391	1,488	1,665	20,905
10	Lynn city; Essex County; Massachusetts	5,824	4,697	3,475	2,354	1,566	1,628	19,544
11	Plymouth town; Plymouth County; Massachu	4,812	4,812	4,339	2,697	1,389	1,256	19,305
12	Cambridge city; Middlesex County; Massach	4,662	4,372	3,979	2,685	1,613	1,604	18,915
13	Barnstable Town city; Barnstable County; M	4,386	4,101	3,500	2,340	1,489	1,500	17,316
14	Peabody city; Essex County; Massachusetts	4,077	3,385	2,875	2,269	1,806	2,867	17,279
15	Framingham city; Middlesex County; Massa	4,414	3,555	2,945	1,991	1,335	1,822	16,062
16	Haverhill city; Essex County; Massachusetts	4,867	3,763	2,743	1,713	1,120	1,215	15,421
17	Weymouth Town city; Norfolk County; Mass	4,401	3,625	2,727	1,916	1,116	1,207	14,992
18	Chicopee city; Hampden County; Massachu	4,089	3,535	2,843	1,855	1,190	1,333	14,845
19	Lawrence city; Essex County; Massachuset	4,459	3,524	2,491	1,556	1,092	1,062	14,184
20	Falmouth town; Barnstable County; Massac	3,118	3,082	2,855	2,145	1,290	1,535	14,025

Old Center vs. New Center Fiscal Year Comparison

	FY19	FY23	%
	<u>Old Center</u>	<u>New Center</u>	<u>Increase</u>
Joined Center	585	1,694	290%
Check in Swipes	18,588	64,686	348%
Programs/Services	24,299	70,066	288%
Transportation	2,368	3,553	150%
Volunteer Hours	2,770	8,940	323%





**Celebrate National Senior Center Month
YOU'RE INVITED!**

Falmouth Senior Center Open House

Monday, September 18, 2023

4:00PM - 6:00PM

780 Main Street Falmouth, MA

September is National Senior Center Month, and the theme is '**Strengthening Community Connections**'. We invite you, your family, friends and caregivers to come in and learn about all the amazing programs, activities and services available. Meet the Senior Center Staff, COA and Friends Board Members, Municipal and Local Partners, Health & Wellness Program Leaders and Professional Service Representatives.

We look forward to seeing you!

2020 CENSUS DATA

Age Group

Municipality	60-64	65-69	70-74	75-79	80-84	85+	Total 60+
Boston city; Suffolk County; Massachusetts	31,855	27,041	21,784	14,661	10,134	10,293	115,768
Worcester city; Worcester County; Massachusetts	12,058	9,394	6,978	4,533	3,092	3,895	39,950
Springfield city; Hampden County; Massachusetts	8,958	7,494	5,709	3,729	2,157	2,514	30,561
Quincy city; Norfolk County; Massachusetts	6,677	5,725	4,451	2,981	2,068	2,457	24,359
Newton city; Middlesex County; Massachusetts	5,450	5,118	4,778	2,970	1,955	2,518	22,789
New Bedford city; Bristol County; Massachusetts	6,277	5,151	4,143	2,888	1,908	2,280	22,647
Brockton city; Plymouth County; Massachusetts	6,507	5,191	3,939	2,716	1,737	1,871	21,961
Fall River city; Bristol County; Massachusetts	6,076	4,841	4,000	2,895	1,787	2,155	21,754
Lowell city; Middlesex County; Massachusetts	6,483	5,206	3,672	2,391	1,488	1,665	20,905
Lynn city; Essex County; Massachusetts	5,824	4,697	3,475	2,354	1,566	1,628	19,544
Plymouth town; Plymouth County; Massachusetts	4,812	4,812	4,339	2,697	1,389	1,256	19,305
Cambridge city; Middlesex County; Massachusetts	4,662	4,372	3,979	2,685	1,613	1,604	18,915
Barnstable Town city; Barnstable County; Massachusetts	4,386	4,101	3,500	2,340	1,489	1,500	17,316
Peabody city; Essex County; Massachusetts	4,077	3,385	2,875	2,269	1,806	2,867	17,279
Framingham city; Middlesex County; Massachusetts	4,414	3,555	2,945	1,991	1,335	1,822	16,062
Haverhill city; Essex County; Massachusetts	4,867	3,763	2,743	1,713	1,120	1,215	15,421
Weymouth Town city; Norfolk County; Massachusetts	4,401	3,625	2,727	1,916	1,116	1,207	14,992
Chicopee city; Hampden County; Massachusetts	4,089	3,535	2,843	1,855	1,190	1,333	14,845
Lawrence city; Essex County; Massachusetts	4,459	3,524	2,491	1,556	1,092	1,062	14,184
Falmouth town; Barnstable County; Massachusetts	3,118	3,082	2,855	2,145	1,290	1,535	14,025
Taunton city; Bristol County; Massachusetts	4,209	3,294	2,507	1,733	1,087	1,152	13,982
Methuen Town city; Essex County; Massachusetts	3,850	3,151	2,422	1,552	1,069	1,197	13,241
Brookline town; Norfolk County; Massachusetts	2,993	2,940	2,822	1,861	1,253	1,353	13,222
Waltham city; Middlesex County; Massachusetts	3,496	2,988	2,458	1,658	1,197	1,209	13,006
Medford city; Middlesex County; Massachusetts	3,298	2,838	2,281	1,632	1,184	1,533	12,766
Malden city; Middlesex County; Massachusetts	3,793	3,069	2,232	1,499	1,044	1,098	12,735
Pittsfield city; Berkshire County; Massachusetts	3,375	2,825	2,375	1,632	1,097	1,368	12,672
Revere city; Suffolk County; Massachusetts	3,586	2,734	2,133	1,566	1,132	1,213	12,364
Attleboro city; Bristol County; Massachusetts	3,461	2,567	1,964	1,286	851	910	11,039
Arlington town; Middlesex County; Massachusetts	2,854	2,507	2,109	1,360	1,033	1,172	11,035
Somerville city; Middlesex County; Massachusetts	2,957	2,549	2,170	1,384	952	969	10,981
Beverly city; Essex County; Massachusetts	2,994	2,587	2,090	1,309	812	1,117	10,909
Yarmouth town; Barnstable County; Massachusetts	2,161	2,247	2,113	1,614	1,118	1,415	10,668
Westfield city; Hampden County; Massachusetts	2,873	2,508	2,110	1,362	821	983	10,657
Salem city; Essex County; Massachusetts	2,985	2,624	2,035	1,252	823	798	10,517
Leominster city; Worcester County; Massachusetts	3,068	2,328	1,915	1,283	846	1,024	10,464
Gloucester city; Essex County; Massachusetts	2,766	2,543	2,105	1,282	772	802	10,270
Woburn city; Middlesex County; Massachusetts	2,893	2,276	1,795	1,150	891	1,199	10,204
Billerica town; Middlesex County; Massachusetts	3,132	2,156	1,944	1,335	859	689	10,115
Braintree Town city; Norfolk County; Massachusetts	2,658	2,141	1,774	1,259	902	1,113	9,847
Chelmsford town; Middlesex County; Massachusetts	2,651	2,114	1,778	1,357	990	924	9,814
Dartmouth town; Bristol County; Massachusetts	2,363	2,228	2,018	1,406	821	957	9,793
Holyoke city; Hampden County; Massachusetts	2,438	2,003	1,683	1,162	817	1,215	9,318

Marlborough city; Middlesex County; Massachusetts	2,788	2,086	1,633	1,132	775	901	9,315
Natick town; Middlesex County; Massachusetts	2,471	2,123	1,765	1,149	812	896	9,216
Lexington town; Middlesex County; Massachusetts	2,070	1,919	1,624	1,249	979	1,167	9,008
Tewksbury town; Middlesex County; Massachusetts	2,502	1,892	1,715	1,158	782	924	8,973
Fitchburg city; Worcester County; Massachusetts	2,703	2,107	1,551	1,033	697	729	8,820
Randolph Town city; Norfolk County; Massachusetts	2,586	2,170	1,622	1,011	609	712	8,710
Agawam Town city; Hampden County; Massachusetts	2,289	1,997	1,635	1,136	721	929	8,707
Shrewsbury town; Worcester County; Massachusetts	2,380	1,857	1,536	1,145	739	982	8,639
Northampton city; Hampshire County; Massachusetts	2,102	2,147	1,846	1,017	614	780	8,506
Andover town; Essex County; Massachusetts	2,475	1,851	1,560	1,139	725	732	8,482
Danvers town; Essex County; Massachusetts	2,252	1,828	1,445	1,056	799	1,033	8,413
Watertown Town city; Middlesex County; Massachusetts	2,136	1,901	1,601	1,035	738	968	8,379
Norwood town; Norfolk County; Massachusetts	2,239	1,773	1,411	1,013	857	1,010	8,303
Saugus town; Essex County; Massachusetts	2,158	1,871	1,585	1,050	687	779	8,130
Needham town; Norfolk County; Massachusetts	2,047	1,639	1,496	994	810	1,093	8,079
Everett city; Middlesex County; Massachusetts	2,477	1,899	1,329	965	624	627	7,921
Stoughton town; Norfolk County; Massachusetts	2,245	1,808	1,488	1,049	649	659	7,898
Dracut town; Middlesex County; Massachusetts	2,339	1,857	1,489	906	593	641	7,825
Wareham town; Plymouth County; Massachusetts	2,141	2,013	1,515	1,026	565	527	7,787
Marshfield town; Plymouth County; Massachusetts	2,155	1,861	1,545	1,041	606	486	7,694
Franklin Town city; Norfolk County; Massachusetts	2,424	1,664	1,284	808	557	613	7,350
Bourne town; Barnstable County; Massachusetts	1,773	1,694	1,461	967	666	770	7,331
West Springfield Town city; Hampden County; Massachusetts	2,012	1,792	1,373	872	603	656	7,308
Dennis town; Barnstable County; Massachusetts	1,524	1,644	1,536	1,169	728	673	7,274
Hingham town; Plymouth County; Massachusetts	1,548	1,271	1,198	1,051	847	1,198	7,113
Melrose city; Middlesex County; Massachusetts	1,817	1,619	1,400	947	618	711	7,112
North Andover town; Essex County; Massachusetts	1,936	1,506	1,331	856	621	852	7,102
Wakefield town; Middlesex County; Massachusetts	2,021	1,629	1,286	850	571	733	7,090
Dedham town; Norfolk County; Massachusetts	1,776	1,490	1,135	868	691	1,057	7,017
Milford town; Worcester County; Massachusetts	1,926	1,631	1,253	880	579	703	6,972
North Attleborough Town city; Bristol County; Massachusetts	2,189	1,630	1,335	812	460	518	6,944
Milton town; Norfolk County; Massachusetts	1,828	1,623	1,259	842	604	732	6,888
Middleborough town; Plymouth County; Massachusetts	1,773	1,461	1,442	1,055	596	540	6,867
Burlington town; Middlesex County; Massachusetts	1,669	1,368	1,239	910	705	914	6,805
Sandwich town; Barnstable County; Massachusetts	1,929	1,702	1,322	888	490	452	6,783
Reading town; Middlesex County; Massachusetts	1,762	1,484	1,238	873	633	679	6,669
Stoneham town; Middlesex County; Massachusetts	1,725	1,501	1,217	842	605	730	6,620
Canton town; Norfolk County; Massachusetts	1,643	1,374	1,176	771	620	937	6,521
Walpole town; Norfolk County; Massachusetts	1,859	1,384	1,155	749	536	733	6,416
Marblehead town; Essex County; Massachusetts	1,599	1,441	1,362	932	557	502	6,393
Mashpee town; Barnstable County; Massachusetts	1,430	1,420	1,345	964	609	612	6,380
Wellesley town; Norfolk County; Massachusetts	1,571	1,258	1,131	870	668	782	6,280
Belmont town; Middlesex County; Massachusetts	1,618	1,335	1,153	874	549	700	6,229
Ludlow town; Hampden County; Massachusetts	1,687	1,414	1,074	835	555	659	6,224
Harwich town; Barnstable County; Massachusetts	1,287	1,334	1,346	897	594	614	6,072
Bridgewater Town city; Plymouth County; Massachusetts	1,708	1,432	1,206	821	445	446	6,058
Easton town; Bristol County; Massachusetts	1,694	1,467	1,115	826	471	464	6,037
Newburyport city; Essex County; Massachusetts	1,607	1,425	1,191	792	467	517	5,999
Scituate town; Plymouth County; Massachusetts	1,732	1,319	1,093	786	492	481	5,903

Chelsea city; Suffolk County; Massachusetts	1,728	1,394	1,030	722	455	555	5,884
Westport town; Bristol County; Massachusetts	1,348	1,292	1,183	900	477	421	5,621
Concord town; Middlesex County; Massachusetts	1,406	1,193	948	766	549	758	5,620
Wilmington town; Middlesex County; Massachusetts	1,670	1,217	1,006	695	459	554	5,601
Gardner city; Worcester County; Massachusetts	1,680	1,240	1,006	676	392	577	5,571
Somerset town; Bristol County; Massachusetts	1,281	1,203	1,034	787	547	717	5,569
Acton town; Middlesex County; Massachusetts	1,569	1,241	1,046	685	428	450	5,419
Winchester town; Middlesex County; Massachusetts	1,322	1,136	958	678	554	750	5,398
Westford town; Middlesex County; Massachusetts	1,755	1,214	909	654	456	401	5,389
Winthrop Town city; Suffolk County; Massachusetts	1,477	1,217	1,045	693	419	511	5,362
Amherst Town city; Hampshire County; Massachusetts	1,333	1,278	1,100	688	465	487	5,351
Hudson town; Middlesex County; Massachusetts	1,500	1,166	1,050	710	491	423	5,340
Greenfield city; Franklin County; Massachusetts	1,358	1,317	1,112	621	388	533	5,329
Fairhaven town; Bristol County; Massachusetts	1,312	1,196	979	664	522	639	5,312
Swansea town; Bristol County; Massachusetts	1,313	1,174	1,077	719	408	464	5,155
South Hadley town; Hampshire County; Massachusetts	1,266	1,127	984	671	475	587	5,110
East Longmeadow town; Hampden County; Massachusetts	1,232	1,061	842	640	515	807	5,097
Holden town; Worcester County; Massachusetts	1,374	1,170	967	666	404	454	5,035
Brewster town; Barnstable County; Massachusetts	1,023	1,108	1,060	669	433	579	4,872
Webster town; Worcester County; Massachusetts	1,399	1,074	939	611	383	428	4,834
Ipswich town; Essex County; Massachusetts	1,278	1,119	977	588	368	459	4,789
Easthampton Town city; Hampshire County; Massachusetts	1,269	1,227	1,035	577	307	363	4,778
Mansfield town; Bristol County; Massachusetts	1,667	1,120	859	499	309	317	4,771
Rockland town; Plymouth County; Massachusetts	1,362	1,152	911	603	365	322	4,715
Auburn town; Worcester County; Massachusetts	1,187	1,042	866	623	452	543	4,713
Duxbury town; Plymouth County; Massachusetts	1,097	1,084	967	741	383	429	4,701
Longmeadow town; Hampden County; Massachusetts	1,084	987	883	624	445	637	4,660
Foxborough town; Norfolk County; Massachusetts	1,465	1,058	820	601	371	336	4,651
Amesbury Town city; Essex County; Massachusetts	1,452	1,160	858	479	316	346	4,611
Norton town; Bristol County; Massachusetts	1,355	1,169	832	587	316	342	4,601
Sharon town; Norfolk County; Massachusetts	1,281	1,182	856	545	314	386	4,564
Pembroke town; Plymouth County; Massachusetts	1,406	1,130	834	574	319	257	4,520
Wilbraham town; Hampden County; Massachusetts	1,171	963	842	597	402	529	4,504
Westborough town; Worcester County; Massachusetts	1,198	971	759	554	419	555	4,456
Ashland town; Middlesex County; Massachusetts	1,355	1,085	847	528	293	324	4,432
Sudbury town; Middlesex County; Massachusetts	1,258	1,011	811	582	382	388	4,432
Swampscott town; Essex County; Massachusetts	1,034	1,023	853	546	372	492	4,320
Seekonk town; Bristol County; Massachusetts	1,250	1,072	770	517	322	350	4,281
Westwood town; Norfolk County; Massachusetts	1,051	842	642	528	492	677	4,232
Grafton town; Worcester County; Massachusetts	1,254	981	806	522	309	263	4,135
Belchertown town; Hampshire County; Massachusetts	1,299	1,090	824	418	277	217	4,125
Abington town; Plymouth County; Massachusetts	1,242	981	750	575	295	256	4,099
Raynham town; Bristol County; Massachusetts	1,039	910	847	547	340	386	4,069
Bellingham town; Norfolk County; Massachusetts	1,232	964	808	481	312	270	4,067
Northbridge town; Worcester County; Massachusetts	1,195	941	757	439	323	411	4,066
Bedford town; Middlesex County; Massachusetts	982	812	703	533	412	551	3,993
Southbridge Town city; Worcester County; Massachusetts	1,175	944	798	464	314	286	3,981
Wayland town; Middlesex County; Massachusetts	1,017	887	745	505	370	381	3,905
Hull town; Plymouth County; Massachusetts	1,187	1,015	778	461	256	194	3,891

North Reading town; Middlesex County; Massachusetts	1,196	889	686	445	319	328	3,863
Northborough town; Worcester County; Massachusetts	1,161	877	697	450	303	331	3,819
Holliston town; Middlesex County; Massachusetts	1,175	866	705	489	279	263	3,777
Millbury town; Worcester County; Massachusetts	1,015	833	738	522	301	367	3,776
North Adams city; Berkshire County; Massachusetts	1,067	849	706	472	279	340	3,713
East Bridgewater town; Plymouth County; Massachusetts	1,013	854	738	511	247	267	3,630
Uxbridge town; Worcester County; Massachusetts	1,115	844	675	462	277	256	3,629
Chatham town; Barnstable County; Massachusetts	631	734	749	610	396	502	3,622
Hanover town; Plymouth County; Massachusetts	905	836	746	536	315	271	3,609
Kingston town; Plymouth County; Massachusetts	976	788	689	484	280	360	3,577
Carver town; Plymouth County; Massachusetts	936	884	765	460	257	228	3,530
Orleans town; Barnstable County; Massachusetts	616	775	772	594	363	405	3,525
Lynnfield town; Essex County; Massachusetts	894	717	637	493	329	432	3,502
Hopkinton town; Middlesex County; Massachusetts	1,190	824	638	349	211	264	3,476
Clinton town; Worcester County; Massachusetts	1,109	850	605	388	253	248	3,453
Palmer Town city; Hampden County; Massachusetts	1,082	791	649	405	239	280	3,446
Oxford town; Worcester County; Massachusetts	1,077	858	652	376	242	214	3,419
Rehoboth town; Bristol County; Massachusetts	1,082	797	670	440	235	195	3,419
Whitman town; Plymouth County; Massachusetts	1,087	804	743	374	217	181	3,406
Charlton town; Worcester County; Massachusetts	1,083	783	559	344	270	342	3,381
Spencer town; Worcester County; Massachusetts	955	833	691	403	261	209	3,352
Athol town; Worcester County; Massachusetts	977	761	586	371	241	345	3,281
Wrentham town; Norfolk County; Massachusetts	1,027	811	595	313	205	325	3,276
Rockport town; Essex County; Massachusetts	764	802	702	441	247	267	3,223
Nantucket town; Nantucket County; Massachusetts	924	765	631	388	261	222	3,191
Salisbury town; Essex County; Massachusetts	984	783	605	427	198	184	3,181
Weston town; Middlesex County; Massachusetts	823	591	587	405	319	440	3,165
Lunenburg town; Worcester County; Massachusetts	888	757	611	411	239	214	3,120
Pepperell town; Middlesex County; Massachusetts	989	783	597	332	192	161	3,054
Lakeville town; Plymouth County; Massachusetts	963	753	597	378	203	145	3,039
Tyngsborough town; Middlesex County; Massachusetts	988	826	569	323	163	160	3,029
Acushnet town; Bristol County; Massachusetts	853	684	595	398	239	244	3,013
Medway town; Norfolk County; Massachusetts	1,000	730	549	297	201	220	2,997
Eastham town; Barnstable County; Massachusetts	615	645	645	492	265	279	2,941
Leicester town; Worcester County; Massachusetts	828	721	531	381	242	180	2,883
Southwick town; Hampden County; Massachusetts	875	642	514	356	196	241	2,824
Hanson town; Plymouth County; Massachusetts	821	672	560	400	195	175	2,823
Medfield town; Norfolk County; Massachusetts	939	671	450	328	192	224	2,804
Holbrook town; Norfolk County; Massachusetts	857	644	510	328	181	251	2,771
Ware town; Hampshire County; Massachusetts	845	663	509	364	184	185	2,750
Norfolk town; Norfolk County; Massachusetts	840	746	526	307	175	101	2,695
Maynard town; Middlesex County; Massachusetts	824	672	483	317	211	164	2,671
Groton town; Middlesex County; Massachusetts	928	645	470	276	172	163	2,654
Dudley town; Worcester County; Massachusetts	770	596	557	336	180	185	2,624
Norwell town; Plymouth County; Massachusetts	647	594	504	373	234	247	2,599
Great Barrington town; Berkshire County; Massachusetts	616	590	562	362	209	258	2,597
Sturbridge town; Worcester County; Massachusetts	706	604	488	358	228	207	2,591
Middleton town; Essex County; Massachusetts	707	557	512	370	233	204	2,583
Plainville town; Norfolk County; Massachusetts	733	607	456	352	218	189	2,555

Littleton town; Middlesex County; Massachusetts	773	568	438	287	224	232	2,522
Winchendon town; Worcester County; Massachusetts	808	596	459	302	183	155	2,503
Montague town; Franklin County; Massachusetts	699	649	507	283	153	205	2,496
Mattapoisett town; Plymouth County; Massachusetts	602	596	464	381	224	207	2,474
Freetown town; Bristol County; Massachusetts	673	675	536	344	131	111	2,470
Monson town; Hampden County; Massachusetts	757	588	487	310	185	140	2,467
Adams town; Berkshire County; Massachusetts	642	566	495	315	216	208	2,442
West Boylston town; Worcester County; Massachusetts	577	488	433	357	230	335	2,420
Sterling town; Worcester County; Massachusetts	707	571	443	294	161	199	2,375
Townsend town; Middlesex County; Massachusetts	772	650	425	268	137	109	2,361
Sutton town; Worcester County; Massachusetts	725	579	504	272	126	127	2,333
Newbury town; Essex County; Massachusetts	661	600	509	272	138	134	2,314
Lenox town; Berkshire County; Massachusetts	451	418	420	316	252	440	2,297
Southborough town; Worcester County; Massachusetts	712	530	394	297	202	128	2,263
Millis town; Norfolk County; Massachusetts	658	602	468	244	156	134	2,262
Blackstone town; Worcester County; Massachusetts	716	551	396	267	186	138	2,254
Lincoln town; Middlesex County; Massachusetts	483	415	408	325	236	375	2,242
Orange town; Franklin County; Massachusetts	607	564	449	264	159	148	2,191
Westminster town; Worcester County; Massachusetts	674	578	461	230	111	109	2,163
Cohasset town; Norfolk County; Massachusetts	598	495	428	270	159	208	2,158
Williamstown town; Berkshire County; Massachusetts	414	487	424	313	224	286	2,148
Lee town; Berkshire County; Massachusetts	448	486	400	309	204	287	2,134
Georgetown town; Essex County; Massachusetts	645	543	419	278	128	119	2,132
Halifax town; Plymouth County; Massachusetts	617	520	416	281	156	125	2,115
West Bridgewater town; Plymouth County; Massachusetts	516	481	389	299	186	213	2,084
Templeton town; Worcester County; Massachusetts	598	517	360	268	163	173	2,079
Boxford town; Essex County; Massachusetts	639	507	357	266	148	152	2,069
Ayer town; Middlesex County; Massachusetts	662	464	344	226	143	220	2,059
Dalton town; Berkshire County; Massachusetts	507	499	373	257	173	209	2,018
Topsfield town; Essex County; Massachusetts	502	398	416	299	184	219	2,018
Douglas town; Worcester County; Massachusetts	693	496	325	236	108	100	1,958
Lancaster town; Worcester County; Massachusetts	552	509	337	248	162	139	1,947
Stow town; Middlesex County; Massachusetts	576	436	399	249	120	157	1,937
Harvard town; Worcester County; Massachusetts	599	491	368	251	114	99	1,922
Groveland town; Essex County; Massachusetts	561	437	345	239	151	186	1,919
Southampton town; Hampshire County; Massachusetts	533	553	407	212	118	92	1,915
Merrimac town; Essex County; Massachusetts	569	456	368	246	131	139	1,909
Rutland town; Worcester County; Massachusetts	607	466	382	225	137	88	1,905
Hamilton town; Essex County; Massachusetts	565	476	346	243	132	140	1,902
Dighton town; Bristol County; Massachusetts	572	392	375	244	133	119	1,835
Rowley town; Essex County; Massachusetts	615	447	327	216	105	121	1,831
Marion town; Plymouth County; Massachusetts	434	394	370	285	140	199	1,822
Upton town; Worcester County; Massachusetts	585	440	341	226	117	97	1,806
Oak Bluffs town; Dukes County; Massachusetts	425	442	356	269	153	158	1,803
Hampden town; Hampden County; Massachusetts	488	399	349	229	157	167	1,789
Shirley town; Middlesex County; Massachusetts	574	488	322	177	117	110	1,788
Manchester-by-the-Sea town; Essex County; Massachusetts	443	388	376	278	152	140	1,777
Hadley town; Hampshire County; Massachusetts	440	452	314	244	135	180	1,765
Granby town; Hampshire County; Massachusetts	538	426	355	201	112	125	1,757

Wellfleet town; Barnstable County; Massachusetts	393	441	391	256	132	135	1,748
Edgartown town; Dukes County; Massachusetts	440	457	376	220	126	112	1,731
Provincetown town; Barnstable County; Massachusetts	518	392	330	201	98	132	1,671
Deerfield town; Franklin County; Massachusetts	446	429	329	197	118	120	1,639
Ashburnham town; Worcester County; Massachusetts	533	467	325	141	96	66	1,628
Tisbury town; Dukes County; Massachusetts	340	450	347	238	118	122	1,615
Carlisle town; Middlesex County; Massachusetts	446	401	312	200	128	99	1,586
Rochester town; Plymouth County; Massachusetts	445	404	336	212	83	90	1,570
Hopedale town; Worcester County; Massachusetts	443	331	269	162	109	157	1,471
Mendon town; Worcester County; Massachusetts	481	366	280	178	74	71	1,450
Dover town; Norfolk County; Massachusetts	447	322	279	181	119	99	1,447
Berkley town; Bristol County; Massachusetts	458	384	271	171	86	75	1,445
Nahant town; Essex County; Massachusetts	395	337	294	181	90	125	1,422
Barre town; Worcester County; Massachusetts	448	399	241	157	77	89	1,411
West Brookfield town; Worcester County; Massachusetts	335	302	264	169	121	191	1,382
West Newbury town; Essex County; Massachusetts	408	371	286	154	82	60	1,361
Boylston town; Worcester County; Massachusetts	407	372	237	161	78	79	1,334
Boxborough town; Middlesex County; Massachusetts	487	337	220	127	78	58	1,307
Bolton town; Worcester County; Massachusetts	430	334	235	166	72	58	1,295
West Tisbury town; Dukes County; Massachusetts	267	396	334	165	62	62	1,286
North Brookfield town; Worcester County; Massachusetts	369	330	235	150	98	85	1,267
Paxton town; Worcester County; Massachusetts	372	304	220	168	99	98	1,261
Warren town; Worcester County; Massachusetts	400	318	234	123	114	68	1,257
Hatfield town; Hampshire County; Massachusetts	309	317	269	163	96	83	1,237
Avon town; Norfolk County; Massachusetts	354	293	231	130	110	101	1,219
Hubbardston town; Worcester County; Massachusetts	385	360	206	122	87	58	1,218
Truro town; Barnstable County; Massachusetts	288	280	295	183	97	74	1,217
Brimfield town; Hampden County; Massachusetts	368	296	252	137	73	77	1,203
Sheffield town; Berkshire County; Massachusetts	290	282	258	169	106	92	1,197
Princeton town; Worcester County; Massachusetts	366	342	218	111	52	59	1,148
Cheshire town; Berkshire County; Massachusetts	310	261	229	150	68	91	1,109
Sherborn town; Middlesex County; Massachusetts	297	256	178	130	86	88	1,035
Brookfield town; Worcester County; Massachusetts	277	261	223	115	90	66	1,032
Wenham town; Essex County; Massachusetts	274	240	164	145	74	116	1,013
Essex town; Essex County; Massachusetts	306	248	208	112	61	65	1,000
Stockbridge town; Berkshire County; Massachusetts	211	217	242	153	90	78	991
Northfield town; Franklin County; Massachusetts	280	249	195	119	69	57	969
Berlin town; Worcester County; Massachusetts	253	230	190	139	64	81	957
Lanesborough town; Berkshire County; Massachusetts	288	224	183	142	58	53	948
Williamsburg town; Hampshire County; Massachusetts	250	268	199	87	60	57	921
Ashby town; Middlesex County; Massachusetts	315	233	161	68	44	48	869
Sunderland town; Franklin County; Massachusetts	280	223	189	83	36	33	844
Plympton town; Plymouth County; Massachusetts	244	209	164	125	62	38	842
Shelburne town; Franklin County; Massachusetts	186	229	183	106	55	53	812
Hardwick town; Worcester County; Massachusetts	248	186	172	110	49	46	811
Holland town; Hampden County; Massachusetts	248	213	135	81	41	37	755
Dunstable town; Middlesex County; Massachusetts	253	177	144	95	46	32	747
Bernardston town; Franklin County; Massachusetts	214	179	145	98	40	67	743
Becket town; Berkshire County; Massachusetts	246	185	143	78	40	19	711

Ashfield town; Franklin County; Massachusetts	169	210	176	78	33	42	708
Leverett town; Franklin County; Massachusetts	133	179	173	113	65	45	708
Hinsdale town; Berkshire County; Massachusetts	212	143	151	95	58	36	695
Otis town; Berkshire County; Massachusetts	208	171	141	85	49	31	685
Buckland town; Franklin County; Massachusetts	178	179	157	79	39	40	672
Conway town; Franklin County; Massachusetts	172	191	150	93	28	26	660
Millville town; Worcester County; Massachusetts	221	154	135	50	41	52	653
Richmond town; Berkshire County; Massachusetts	162	161	121	91	61	43	639
New Marlborough town; Berkshire County; Massachusetts	148	153	122	89	55	43	610
Egremont town; Berkshire County; Massachusetts	121	150	141	94	50	47	603
East Brookfield town; Worcester County; Massachusetts	174	152	109	88	34	35	592
Huntington town; Hampshire County; Massachusetts	169	161	116	73	38	25	582
Westhampton town; Hampshire County; Massachusetts	174	147	121	75	29	32	578
Oakham town; Worcester County; Massachusetts	187	173	105	56	15	35	571
Shutesbury town; Franklin County; Massachusetts	160	200	119	42	25	25	571
Chilmark town; Dukes County; Massachusetts	112	120	140	96	47	36	551
Wales town; Hampden County; Massachusetts	169	139	104	56	43	34	545
Whately town; Franklin County; Massachusetts	143	168	125	44	28	36	544
Worthington town; Hampshire County; Massachusetts	172	143	114	59	31	23	542
West Stockbridge town; Berkshire County; Massachusetts	130	127	134	75	43	29	538
Colrain town; Franklin County; Massachusetts	166	150	97	60	34	29	536
Gill town; Franklin County; Massachusetts	149	148	109	53	28	39	526
Clarksburg town; Berkshire County; Massachusetts	147	128	93	65	40	46	519
Pelham town; Hampshire County; Massachusetts	108	136	105	58	41	30	478
Erving town; Franklin County; Massachusetts	134	122	93	57	29	30	465
Monterey town; Berkshire County; Massachusetts	91	101	106	88	44	32	462
Phillipston town; Worcester County; Massachusetts	158	117	76	51	29	25	456
Royalston town; Worcester County; Massachusetts	137	127	85	46	20	24	439
Blandford town; Hampden County; Massachusetts	128	109	97	49	18	28	429
Granville town; Hampden County; Massachusetts	129	109	82	54	25	30	429
Russell town; Hampden County; Massachusetts	136	125	80	48	15	23	427
Petersham town; Worcester County; Massachusetts	116	105	106	58	19	22	426
Charlemont town; Franklin County; Massachusetts	115	111	90	54	29	22	421
Sandisfield town; Berkshire County; Massachusetts	106	96	100	55	27	18	402
Chester town; Hampden County; Massachusetts	144	88	69	47	33	19	400
Chesterfield town; Hampshire County; Massachusetts	115	99	95	45	24	15	393
New Salem town; Franklin County; Massachusetts	126	84	67	36	27	26	366
Goshen town; Hampshire County; Massachusetts	101	113	69	28	28	15	354
Wendell town; Franklin County; Massachusetts	98	89	95	40	11	14	347
Cummington town; Hampshire County; Massachusetts	89	88	75	27	16	17	312
Windsor town; Berkshire County; Massachusetts	82	102	68	28	13	9	302
Leyden town; Franklin County; Massachusetts	95	83	61	37	10	13	299
Warwick town; Franklin County; Massachusetts	92	74	42	39	26	16	289
Hancock town; Berkshire County; Massachusetts	83	75	52	39	14	22	285
New Braintree town; Worcester County; Massachusetts	93	73	49	35	15	19	284
Plainfield town; Hampshire County; Massachusetts	59	71	65	36	14	22	267
Montgomery town; Hampden County; Massachusetts	77	87	35	31	24	12	266
Heath town; Franklin County; Massachusetts	65	58	53	42	20	15	253
Alford town; Berkshire County; Massachusetts	52	58	57	44	24	17	252

Peru town; Berkshire County; Massachusetts	84	75	49	23	7	9	247
Savoy town; Berkshire County; Massachusetts	69	60	47	21	19	11	227
Florida town; Berkshire County; Massachusetts	76	56	33	21	12	23	221
Washington town; Berkshire County; Massachusetts	55	63	57	21	13	12	221
Tyringham town; Berkshire County; Massachusetts	30	51	43	36	25	19	204
Tolland town; Hampden County; Massachusetts	62	46	34	24	11	13	190
Aquinnah town; Dukes County; Massachusetts	38	35	51	26	7	12	169
Middlefield town; Hampshire County; Massachusetts	49	51	33	19	7	7	166
Rowe town; Franklin County; Massachusetts	33	39	37	27	13	17	166
Hawley town; Franklin County; Massachusetts	54	28	39	22	13	5	161
New Ashford town; Berkshire County; Massachusetts	20	29	23	4	4	6	86
Mount Washington town; Berkshire County; Massachusetts	11	22	15	10	9	2	69
Monroe town; Franklin County; Massachusetts	16	9	7	4	1	3	40
Gosnold town; Dukes County; Massachusetts	5	8	9	8	1	2	33

OPEN SESSION

BUSINESS

6. Report – State of the Steamship Authority – Peter Jeffrey,
Falmouth Member, Board of Governors **(15 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 6.

ITEM TITLE: Report- State of the Steamship Authority

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Presentation

PURPOSE:

The Select Board will hear a presentation on the activities and state of the Steamship Authority. The report is for informational purposes only, and no formal action by the Select Board is requested.

BACKGROUND/SUMMARY:

- Mr. Peter Jeffrey, the Falmouth member of the Steamship Authority Board of Governors, will provide a 15-minute presentation concerning the activities and affairs of the Steamship Authority.

DEPARTMENT RECOMMENDATION:

The report is for informational purposes only, and no formal action by the Select Board is requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The report is for informational purposes only, and no formal action by the Select Board is requested.

Michael Renshaw

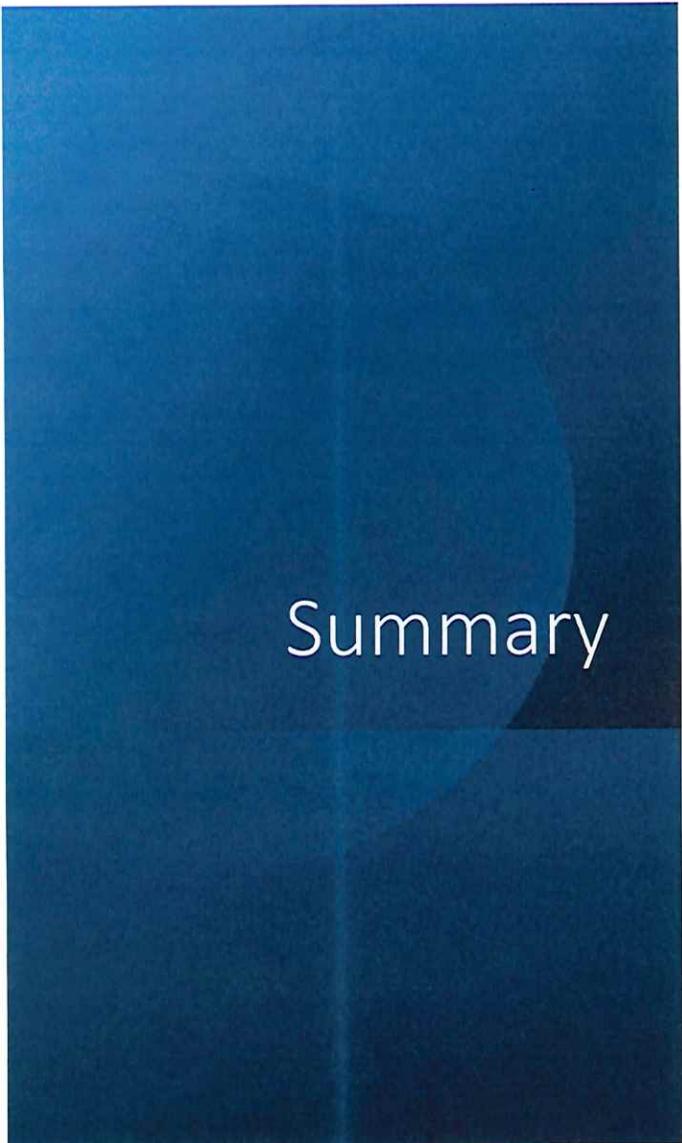
Town Manager

9/7/2023

Date

Woods Hole, Martha's Vineyard and Nantucket Steamship Authority Falmouth Board Member Report

Falmouth Select Board Meeting
September 11, 2023

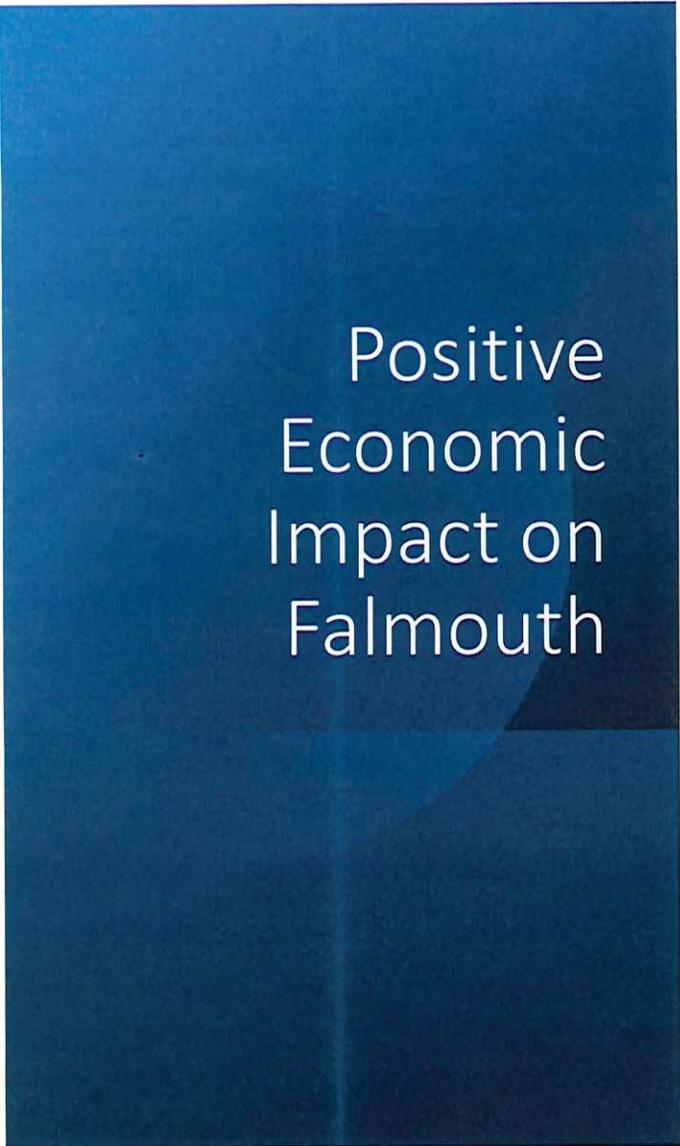


Summary

The Steamship Authority provides the only ferry service for Martha's Vineyard that carries both passengers and vehicles, including commercial freight trucks.

The direct positive economic impact of the Steamship Authority on the Town of Falmouth does not come without a price.

As Martha's Vineyard's population and tourism industry grows, so does its demand for freight and passage, burdening the Town of Falmouth's roads and services, and impacting its residents' health and quality of life.



Positive
Economic
Impact on
Falmouth

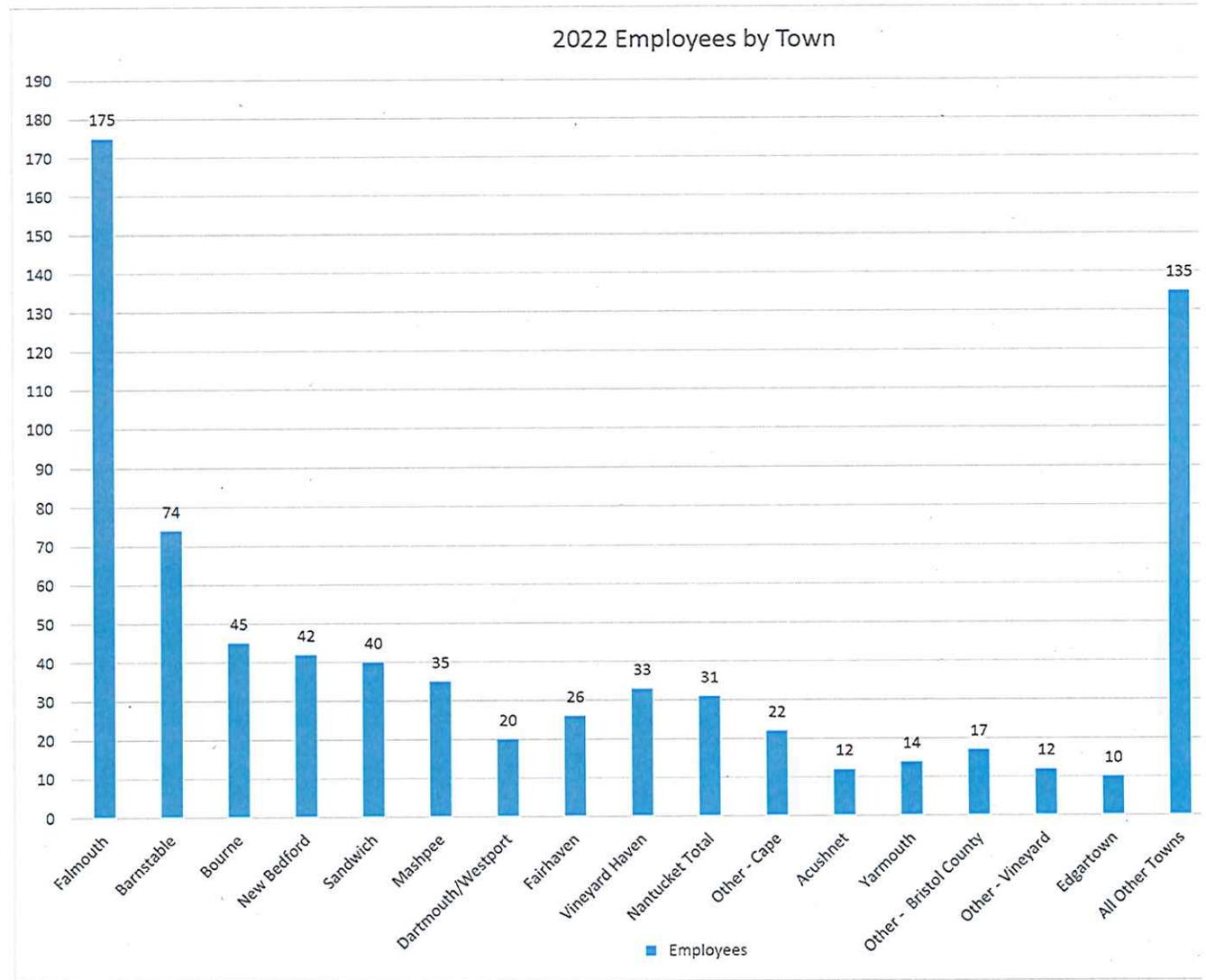
175 Steamship Authority employees
reside in Falmouth.

23.6% of the Steamship Authority's 743
employees reside in Falmouth.

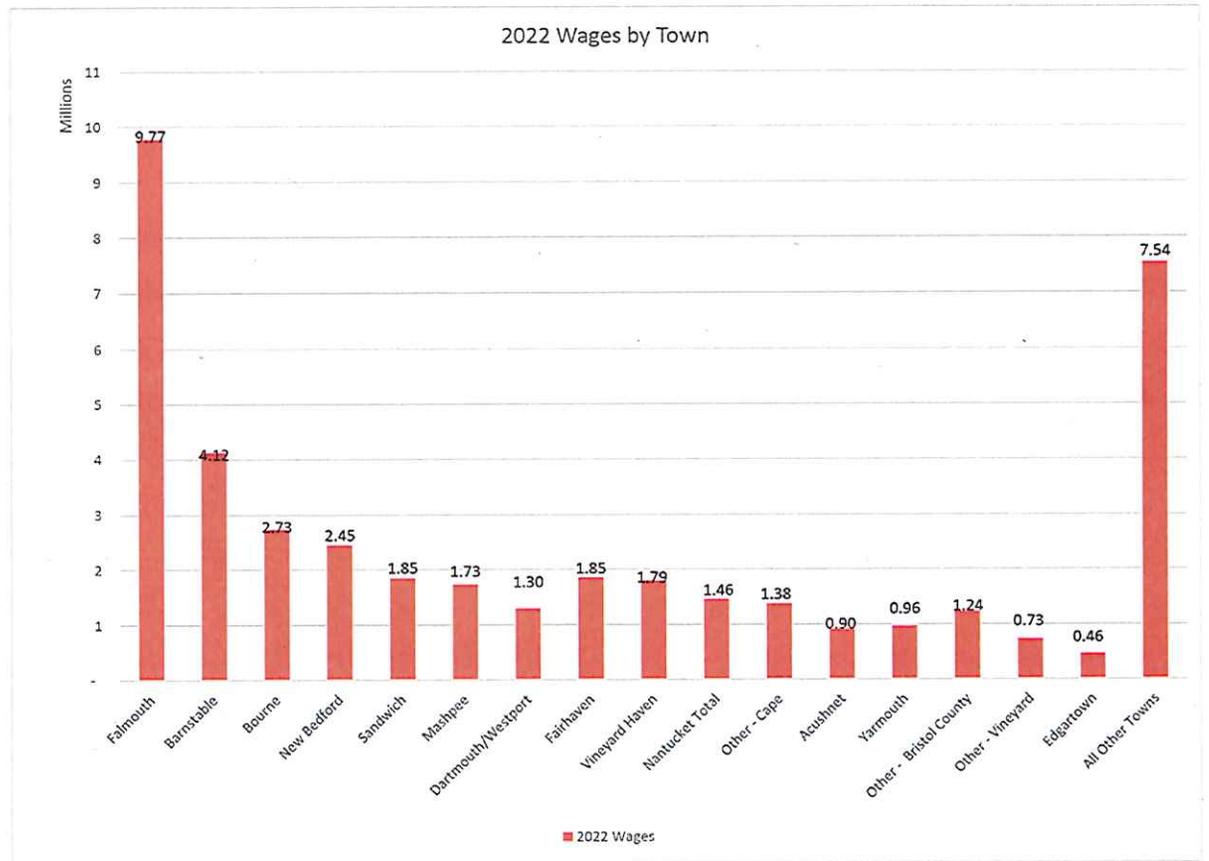
\$9,772,271.91 total wages paid to
employees residing in Falmouth.

23.1% of total wages paid by Steamship
Authority go to Falmouth residents.

2022 Employees by Town



2022 Wages by Town



Steamship Authority Employees & Total Wages Paid to Falmouth Residents

TOWN / COUNTY	2020			2021			2022		
	EMPLOYEES	WAGES	% OF WAGES	EMPLOYEES	WAGES	% OF WAGES	EMPLOYEES	WAGES	% OF WAGES
Barnstable County									
Barnstable	51	\$ 3,165,907.85	8.7%	56	\$ 3,492,145.71	8.6%	74	\$ 4,121,808.16	9.8%
Bourne	40	2,068,826.02	5.7%	43	2,260,804.56	5.7%	45	2,731,004.14	6.5%
Brewster	3	169,710.78	0.5%	3	121,047.61	0.3%	3	160,958.60	0.4%
Chatham	1	94,865.08	0.3%	3	118,771.60	0.3%	2	115,403.59	0.3%
Dennis	6	430,023.53	1.2%	7	427,545.40	1.1%	7	423,860.72	1.0%
Eastham / Wellfleet	1	69,072.99	0.2%	1	68,943.16	0.2%	1	72,457.60	0.2%
Falmouth	187	9,401,022.07	25.8%	184	9,512,899.86	24.1%	175	9,772,271.91	23.1%
Harwich	5	223,026.34	0.6%	6	375,916.81	1.0%	6	423,030.78	1.0%
Mashpee	36	1,610,162.09	4.4%	33	1,720,775.09	4.4%	35	1,729,341.90	4.1%
Orleans	1	100,380.33	0.3%	2	178,663.53	0.5%	3	183,620.92	0.4%
Sandwich	37	1,765,375.11	4.8%	31	1,718,095.34	4.3%	40	1,846,577.28	4.4%
Yarmouth	14	873,206.11	2.4%	16	981,695.32	2.5%	14	963,877.79	2.3%
Sub-total	382	19,971,578.30	54.9%	385	20,977,303.99	53.1%	405	22,544,213.39	53.3%

2022 Embarkation Fees

2022 EMBARKATION FEES

JANUARY - DECEMBER

	Town					Total
	Barnstable	Falmouth	Nantucket	Oak Bluffs	Tisbury	
Total Passenger Trips	286,859	1,170,040	289,304	290,510	866,815	2,903,528
Exempt Commuter & Excursion Trips	30,336	352,580	33,305	31,388	323,787	771,396
Exempt Student Trips	5,029	12,290	3,777	2,111	10,084	33,291
Total Exempt Trips	35,365	364,870	37,082	33,499	333,871	804,687
Trips subject to Fee	251,494	805,170	252,222	257,011	532,944	2,098,841
Fee	0.50	0.50	0.50	0.50	0.50	
Fees Payable to Town	\$ 125,747.00	\$ 402,585.00	\$ 126,111.00	\$ 128,505.50	\$ 266,472.00	\$ 1,049,420.50

note: Barnstable fees are distributed 75% to Town of Barnstable, 25% to Town of Yarmouth

Traffic Increase on Martha's Vineyard Route

YTD: 5.2% increase in Passengers carried.

YTD: 0.9% increase in Vehicles <20' carried.

YTD: 8.4% increase in Freight Trucks (20' and over) carried.

Jun '23: largest % of Freight Trucks transit WH-MVY between 0530 and 0900.

Jun '23: 0530 ferry carried an average of 12 Freight Trucks to MVY.

Jun '23: on average 40 freight trucks depart WH between 0530-0645.

Jun '23: on average 12 freight trucks arrive in WH before 0700.

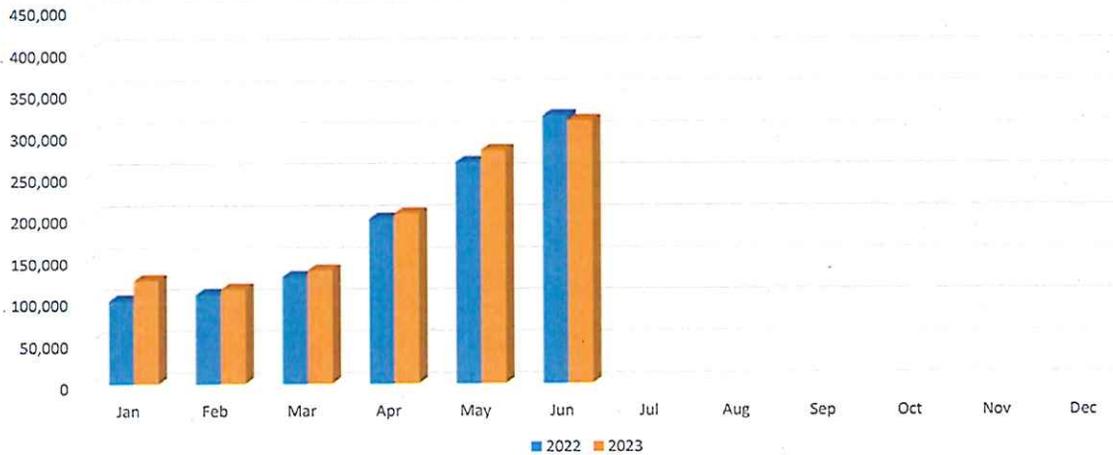
Passengers Carried

June 2023
v.
June 2022

		Monthly Variance	Monthly % Difference		Y-T-D Variance	Y-T-D % Difference
Martha's Vineyard Route	↓	1,031	- 0.4%	↑	47,720	5.2%
Nantucket Regular Ferry	↑	2,539	12.5%	↑	3,535	3.6%
Nantucket Fast Ferry	↓	- 7,248	- 17.4%	↑	1,437	1.5%
Nantucket Route Subtotal	↓	- 4,709	- 7.6%	↑	4,972	2.6%
Total Passengers	↓	- 5,740	- 1.8%	↑	52,692	4.7%

Passengers Carried

2022 - 2023

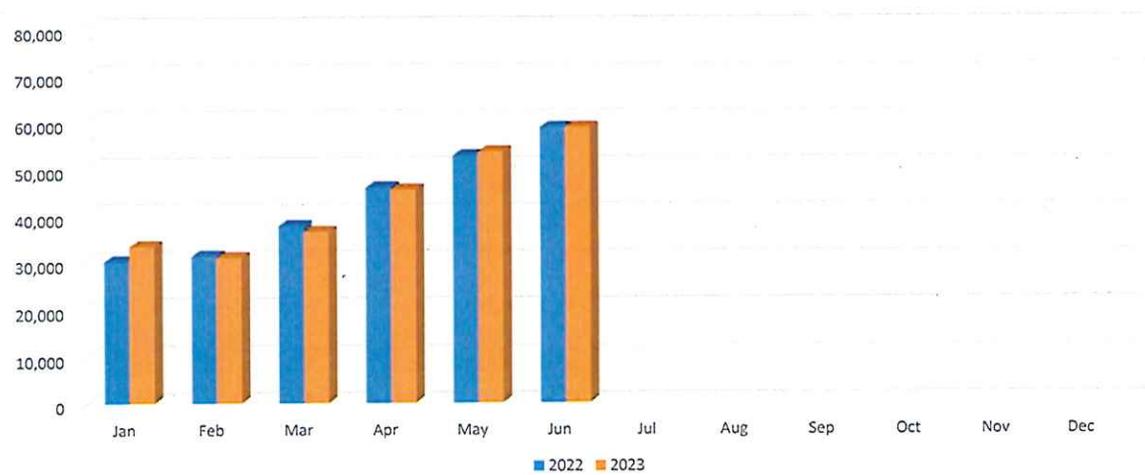


Vehicles
 < 20'
 June 2023
 v
 June 2022

		Monthly Variance vs. 2022	Monthly % Difference vs. 2022		Y-T-D Variance vs. 2022	Y-T-D % Difference vs. 2022
Martha's Vineyard Route						
Standard Fare Autos	↓	- 1,962	- 6.0%	↓	- 4,881	- 4.8%
Standard Fare Trucks	↑	310	6.6%	↑	1,080	4.5%
Excursion Fare Autos	↑	768	7.0%	↑	4,617	6.2%
Excursion Fare Trucks	↑	333	12.0%	↑	1,099	5.4%
Total – Martha's Vineyard	↓	- 551	- 1.1%	↑	1,915	0.9%
Nantucket Route						
Standard Fare Autos	↑	273	5.2%	↓	- 969	- 5.8%
Standard Fare Trucks	↑	104	12.6%	↑	325	6.3%
Excursion Fare Autos	↑	170	17.3%	↑	505	5.0%
Excursion Fare Trucks	↑	57	11.6%	↑	197	4.4%
Total – Nantucket	↑	604	8.0%	↑	58	0.2%
Total Vehicles Less Than 20'	↑	53	0.1%	↑	1,973	0.8%

Vehicles < 20' Carried

2022-2023



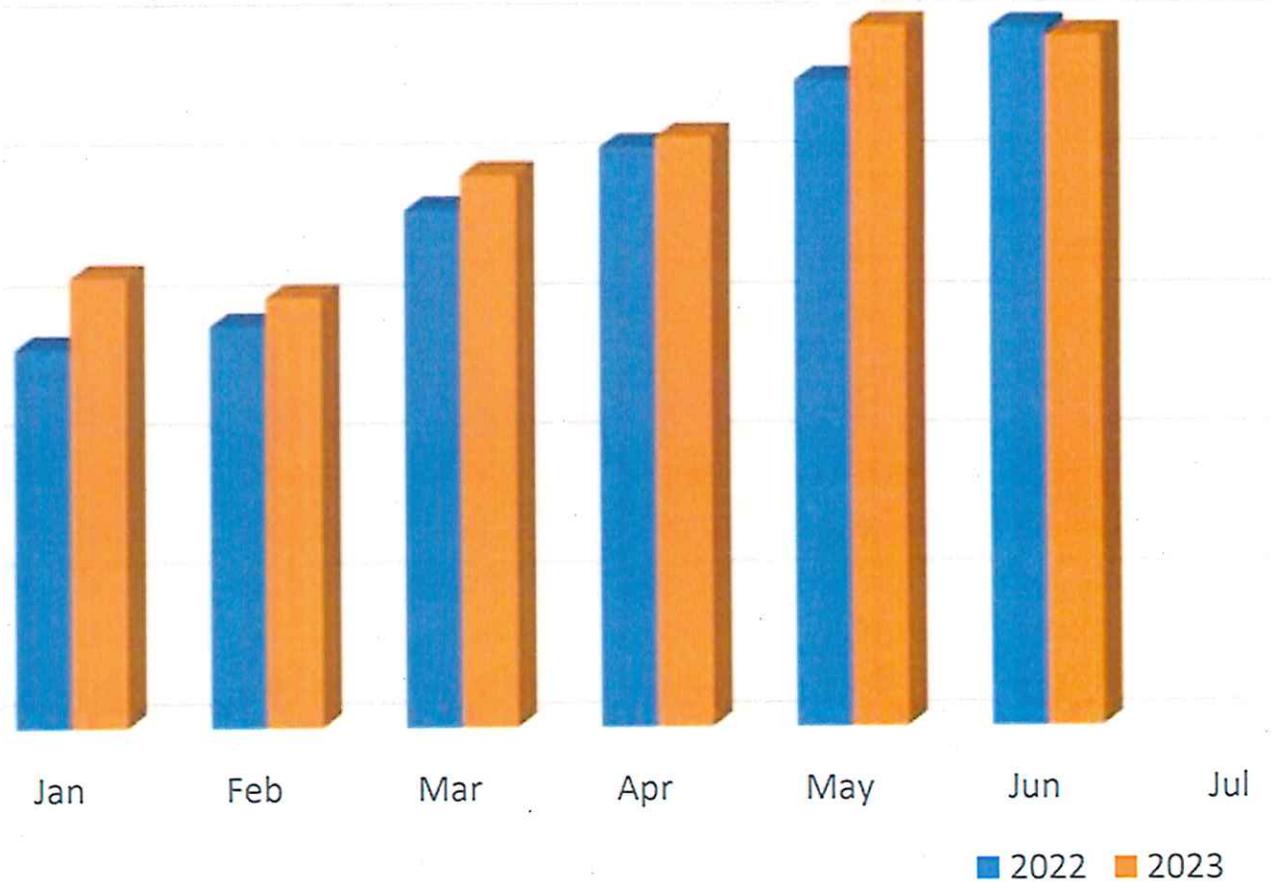
Freight Trucks (20' and over)

June 2023
v
June 2022

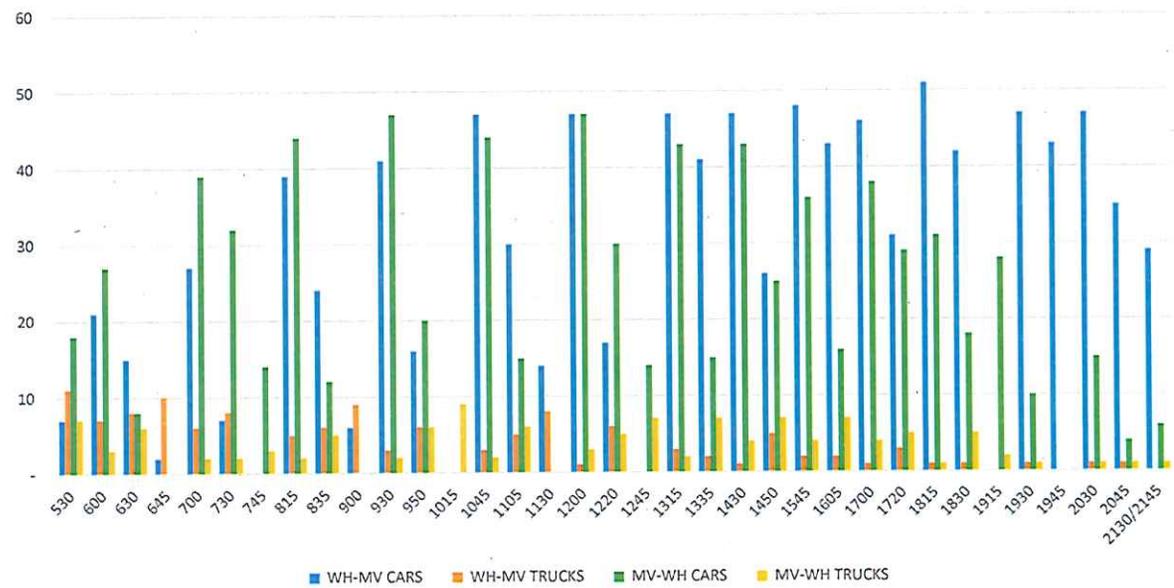
		Monthly Variance vs. 2022	Monthly % Difference vs. 2022		Y-T-D Variance vs. 2022	Y-T-D % Difference vs. 2022
Martha's Vineyard Route	↑	112	1.8%	↑	2,372	8.4%
Nantucket Route	↓	- 226	- 5.9%	↑	370	2.1%
Total Trucks	↓	- 114	- 1.1%	↑	2,742	5.9%

Freight Trucks (20' and over)

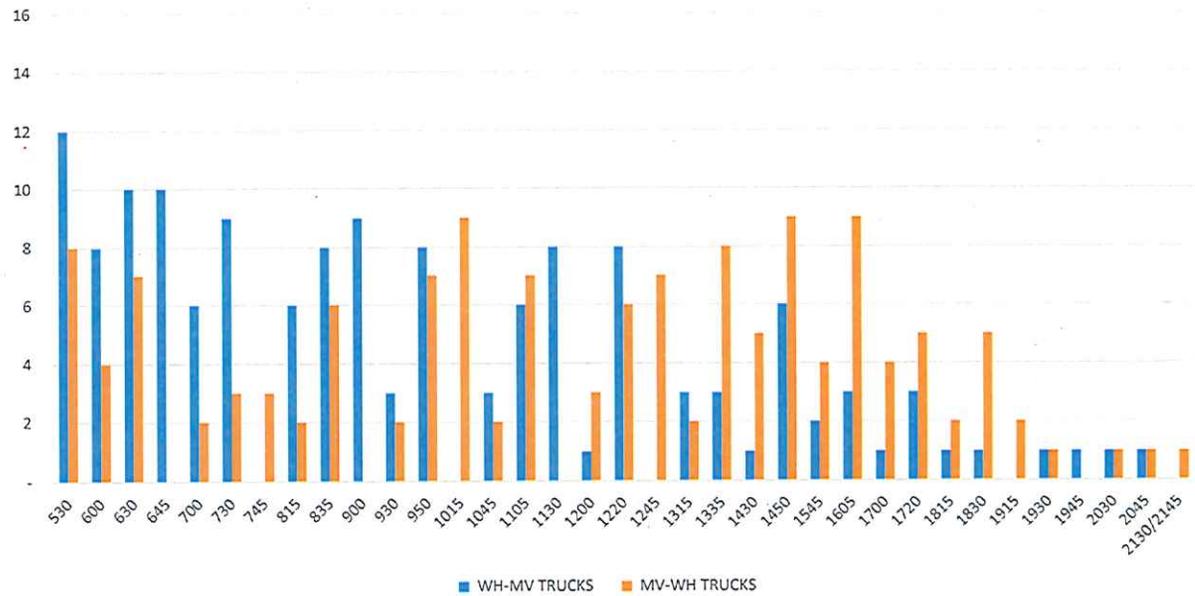
June 2023
v
June 2022



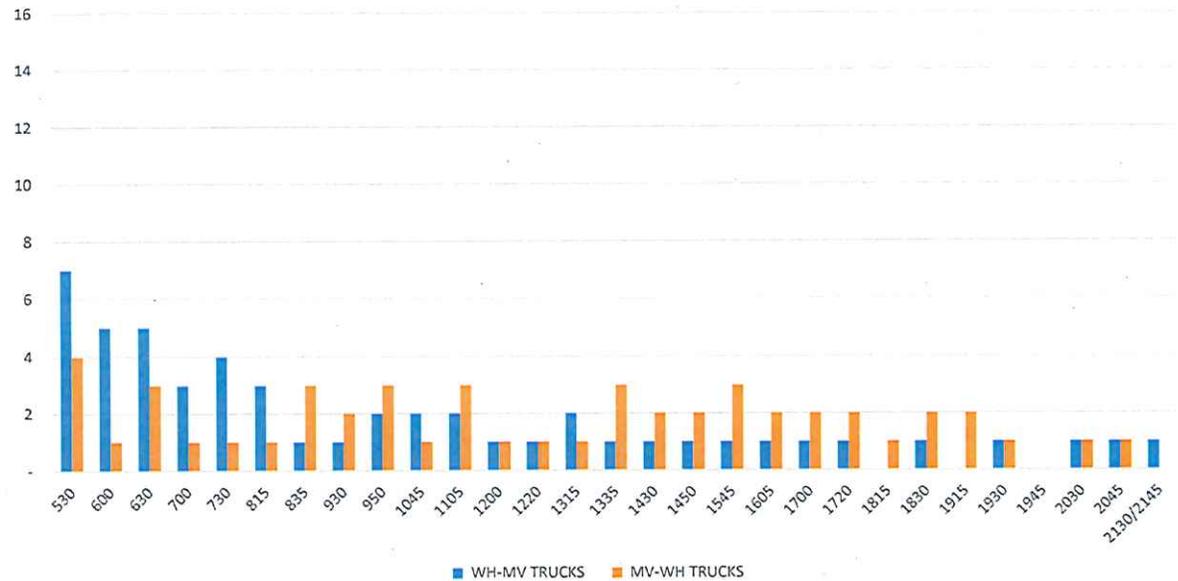
June 2023 Average Vehicles Per Trip



June 2023 Average Weekday Trucks Per Trip



June 2023 Average Weekend Trucks Per Trip



Potential Mitigation Strategies

Partially within the control of the Steamship Authority

- Alternative/Additional Port for Freight Trucks
- Obstacles
 - 2016 Preliminary Feasibility Report (New Bedford port would result in an operating loss).
 - 2022 Request for Proposals (RFP) to provide freight transportation to MVY resulted in zero (0) proposals.
 - Will and desire for New Bedford to become an alternative/additional port for freight.

Outside the control of the Steamship Authority

- Treat wastewater (septic) locally.
- Bail trash for barge hauling.
- Employ new technologies (at a local level) to deal with treatment of wastewater and trash.

Steamship Authority Projects & Initiatives



WOODS HOLE
TERMINAL



PURCHASE AND
CONVERSION OF THE 3
OFFSHORE SUPPLY
VESSELS (M/V
AQUINNAH, M/V
MONOMOY AND M/V
BARNSTABLE) TO
REPLACE THE M/V GAY
HEAD, M/V KATAMA,
AND M/V SANKATY



SAFETY QUALITY
MANAGEMENT
SYSTEM (SQMS)



REDESIGN OF WEBSITE
& MOBILE APP



INFORMATION
TECHNOLOGY (IT)
ASSESSMENT



STRATEGIC PLANNING



ELECTRIC BUSES

Contract Awards – Change Orders

Summary	Original Bid	Change Orders	Final Cost	% Change
Vessel Drydocks	10,445,134.00	2,393,322.52	12,838,456.52	22.9%
Terminals & Parking	7,508,244.00	377,842.29	7,886,086.29	5.0%
Miscellaneous	1,598,940.00	-	1,279,061.14	0.0%
Website	1,996,554.00	822,162.00	2,818,716.00	41.2%
Woods Hole Terminal Marine Work	43,143,280.00	15,402,621.98	58,545,901.98	35.7%

Vessel
Conversion
Costs –
M/V Aquinnah
and M/V
Barnstable

New Vessel Build	1- Vessel	2 - Vessels
Original Conversion Cost Estimate	10,147,800.00	20,295,600.00
Awarded Bid Amount	13,599,704.00	27,199,408.00
Mid Body Removal - 14 Feet	105,454.00	210,908.00
Owner Furnished Items	1,000,000.00	2,000,000.00
Owner Furnish Change Orders	18,427.83	36,855.66
Estimate Vessel Modification Cost	14,723,585.83	29,447,171.66
Variance	4,575,785.83	9,151,571.66
% Change versus Original Estimate	45.1%	45.1%

Priorities

BUSINESS

7. Discussion on Right of First Refusal on 31.7-acre property on Route 151 (15 minutes)

December 6, 2021



ITEM NUMBER: Business 7.

ITEM TITLE: Right of First Refusal for 31.7-acre property on Route 151

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: Disposition Notice – 07/28/2023, Select Board meeting minutes of 12/20/2021, Planning Department analysis 11/22/2021

PURPOSE:

The Board has been asked to make two decisions with respect to the Town's Right of First Refusal to purchase this property: Does the Board wish to exercise its right to purchase the property by November 24th? Does the Board wish to grant to the owner an extension of the deadline for completing the sale of this property?

The owner is asking for an extension of the deadline for completing the sale of this property in the event the Town chooses not to exercise its right to purchase.

BACKGROUND/SUMMARY:

1. The Town has a Right of First Refusal recorded on the deed for these privately owned parcels which comprise 31.7 acres and are located south of Route 151 near the Route 28 onramp.
2. On December 20, 2021, the Select Board voted not to exercise the Town's Right of First Refusal after learning of the challenges associated with developing the property for affordable housing, the short timeframe to complete the purchase, and the purchase price.
3. The owner, CLSV Associates Limited Partnership, had an offer to purchase from Michael Galasso in 2021. Mr. Galasso had proposed to develop the property for housing and commercial purposes. The sale was not completed and the property was put back on the market.

4. The owner now has an offer of \$4.5 Million from PJC Investments with a closing date of July 6, 2025. The buyer proposes “an approximate 248-unit residential community, including Senior Housing, Affordable Housing, Multi-Family housing, related commercial.”
5. We have not been provided sufficient information to comment on the merits of the development proposed by the buyer, PJC Investments.
6. Staff members reviewed this property again at a Land Use meeting on August 16th. The challenges with developing identified are:
 - a. Topography & Utility Easements – Existing utility easements cut through the property limiting development options. Elevation changes will add to construction costs.
 - b. Wastewater – This property is within a nitrogen sensitive area and the Town’s current water quality management plan does not contemplate extending the sewer to this area.
 - c. Access – The property is located close to the Route 28 on/off ramp which makes design of an access road difficult and potentially expensive. Coordination with MassDOT will be required.
 - d. Cost – The cost of the property, \$4.5 Million, is high relative to the acreage that is buildable.
 - e. Timeline – A Town Meeting vote would be required to acquire this property. It would be difficult to evaluate the financial implications of purchasing the property with an intent to sell a portion of the property for housing or mixed use development within the 120 days provided.
7. The owner requires an extension from the Town of the deadline to complete the sale of the property to PJC Investments pursuant to the terms of the Town’s deeded Right of First Refusal. Barring an extension from the Town, the sale must be executed within 360 days.
8. Given the complexity of permitting and design for the proposed development, it may be unrealistic to complete permitting within the 360 day period allowed under the Right of First Refusal.

DEPARTMENT RECOMMENDATION:

- I recommend the Select Board vote not to exercise the Town's Right of First Refusal to purchase this property in light of the above staff analysis.
- I recommend the Select Board vote to authorize an extension of the timeframe for the owner, CLSV Associates, to close the sale of the property to July 6, 2025.

OPTIONS:

1. Vote to not exercise Right of First Refusal and authorize an extension of the timeframe for the owner to close the sale of the property to July 6, 2025.
2. Vote to not exercise Right of First Refusal and defer action on requested extension of the timeframe for the owner to close the sale of the property.
3. Vote to pursue acquisition of the property.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date

31-Acre Right of First Refusal

To Select Board for Discussion 12-6-2021

Documents:

- Redacted Purchase and Sales Agreement
- Proposed (Alternative) Project Description for Development Approach from Potential Purchaser Michael Galasso
- Appraisal of 31-acre property by Clancy Appraisal Company
- Staff Analysis of Property

Julian Suso

From: Laura Moynihan <laura@lmoynihanlaw.com>
Sent: Tuesday, November 16, 2021 9:48 AM
To: Frank Duffy
Cc: Julian Suso
Subject: CLSV Notice of Right of First Refusal
Attachments: P&S 31 Acres Redacted Version.pdf; 31 Acres Development Approach 11.15.21.docx.pdf

Dear Frank,
Attached is a copy of the [redacted purchase and sales agreement] as requested.

The buyer has requested that I provide for the consideration of the Select Board a proposed [project description with the development approach outlined] for the intended development of the land, which is attached as well. The buyer has also requested that I reiterate my request to have this discussed in Executive Session by the Select Board.

Lastly, I would like to add as a reminder that if the Select Board votes to grant the waiver of the right of first refusal that we have requested a vote that includes provision for it to be effective to the potential closing date of November 9, 2024.

Thank you,
Laura

Laura M. Moynihan, Esq.
Law Office of Laura M. Moynihan
17 Academy Lane, Suite 1
Falmouth, MA 02540
Tel: 508-548-5558
Fax: 508-548-5553

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From: Frank Duffy [mailto:frank.duffy@falmouthma.gov]
Sent: Wednesday, November 10, 2021 10:56 AM
To: 'Laura Moynihan' <laura@lmoynihanlaw.com>
Cc: Julian Suso <julian.suso@falmouthma.gov>; Jennifer Mullen <jennifer.mullen@falmouthma.gov>; Thomas Bott

<thomas.bott@falmouthma.gov>

Subject: RE: CLSV Notice of Right of First Refusal

Laura: The Select Board has scheduled this as an agenda item for its Nov. 22 meeting. I request copies of the requested documents as soon as possible. Thank you.

Frank K. Duffy, Town Counsel
Town of Falmouth
157 Locust Street
Falmouth, MA 02540
(508) 548-8800 fax (508) 540-0881

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From: Laura Moynihan <laura@lmoynihanlaw.com>
Sent: Friday, October 29, 2021 2:01 PM
To: Frank Duffy <frank.duffy@falmouthma.gov>
Subject: RE: CLSV Notice of Right of First Refusal

Thank you.

Laura M. Moynihan, Esq.
Law Office of Laura M. Moynihan
17 Academy Lane, Suite 1
Falmouth, MA 02540
Tel: 508-548-5558
Fax: 508-548-5553

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From: Frank Duffy [mailto:frank.duffy@falmouthma.gov]
Sent: Friday, October 29, 2021 10:32 AM

To: 'Laura Moynihan' <laura@lmoynihanlaw.com>
Subject: Re: CLSV Notice of Right of First Refusal

Laura: the redacted P&S please.

From: 'Laura Moynihan' <laura@lmoynihanlaw.com>
Sent: Wednesday, October 27, 2021 8:06 AM
To: Frank Duffy <frank.duffy@falmouthma.gov>
Subject: CLSV Notice of Right of First Refusal

Thank you, Frank. Are you asking for the buyer name via a letter from me (which I had indicated we could provide) or a copy of the redacted p&s, or both? I thought when we last spoke you were going to consider what you would want to satisfy this issue.

Laura

On October 26, 2021 2:59 PM Frank Duffy <frank.duffy@falmouthma.gov> wrote:

Laura: We do not have this information. I realize the parties want privacy, but the right of first refusal is a matter of public record so this is an unreasonable expectation. The town is entitled to assurance the proposed transaction is a binding transaction between unrelated parties. Thank you.

Frank K. Duffy, Town Counsel
Town of Falmouth
157 Locust Street
Falmouth, MA 02540
(508) 548-8800 fax (508) 540-0881

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From: Frank Duffy
Sent: Friday, September 24, 2021 10:23 AM
To: 'Laura Moynihan' <laura@lmoynihanlaw.com>
Cc: Julian Suso <julian.suso@falmouthma.gov>; Peter Johnson-Staub <peter.johnson-staub@falmouthma.gov>; Jennifer Mullen <jennifer.mullen@falmouthma.gov>
Subject: CLSV Notice of Right of First Refusal

Attorney Moynihan: This follows the recent correspondence dated September 13, 2021 notifying the Town of Falmouth of a pending sale of the land at the intersection of Rt. 28 and Rt. 151 in North Falmouth which is the subject of the Right of First Refusal recorded in the Registry of Deeds in Book 16253, Page 136. On behalf of the Town of Falmouth I make request for a copy

of the Purchase and Sale Agreement referenced in the correspondence. The purchase and sale agreement is necessary to verify the information in the correspondence. The Right of First Refusal requires revelation to the town of "all material terms of the offer."

The purchase and sale agreement will verify that there is a binding transaction and not merely an intention to sell which may or may not be a binding agreement. In addition the purchase and sale agreement will reveal the identity of the buyer. The Right of First Refusal provides that it does not apply to conveyances to a number of identified entities that are related to or associated with the same people who are principals of CLSV. If the property is conveyed to one of these related entities, the Right of First Refusal survives the transfer.

Similar correspondence was sent to the Town of Falmouth in September, 2007 relative to a proposed sale to another party. At that time the town requested a copy of the Purchase and Sale Agreement and it was provided by CLSV.

Frank K. Duffy, Town Counsel
Town of Falmouth
157 Locust Street
Falmouth, MA 02540
(508) 548-8800 fax (508) 540-0881

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Laura M. Moynihan, Esq.

17 Academy Lane, Suite 1

Falmouth, MA 02540

Tel: 508-548-5558

Fax: 508-548-5553

www.lmoynihanlaw.com

- REDACTED
VERSION -

Laura M. Moyilhan, Esq.
17 Academy Lane, Suite 1
Falmouth, MA 02540
Telephone: (508) 548-5558
Facsimile: (508) 548-5553
Email: Laura@moyilhanlaw.com

PURCHASE AND SALE AGREEMENT

1. Parties: This 10TH day of September, 2021, CLSV Associates Limited Partnership, c/o Ballymeade Development Corp., General Partner, with a mailing address of P.O. Box 1683, North Falmouth, MA 02556, (hereinafter called the SELLER) agrees to sell, and 31 Acres, LLC, with a mailing address of 107 Lakeview Avenue, Falmouth, MA 02540, (hereinafter called the BUYER or PURCHASER), agrees to buy, upon the terms hereinafter set forth the following described premises:
2. Description: The land together with the buildings and improvements thereon situated at 31 Acre property located along Nathan Ellis Highway, East Falmouth, Barnstable County, Massachusetts, shown as Parcel A, Parcel B, Parcel C and Lot 15 on a plan recorded in the Barnstable County Registry of Deeds in Plan Book 495 Page 50, a copy of which is attached hereto (hereinafter collectively called the "Premises"). For SELLER's title see Deed registered in Barnstable County Registry of Deeds, Book 17120 Page 137.
3. Buildings, Structures, Improvements, Fixtures: N/A vacant land
4. Title Deed: Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto free from encumbrances except:
 - (a) Provisions of existing building and zoning laws;
 - (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
 - (c) Any liens for municipal betterments assessed after the date of this agreement;
 - (d) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the intended use of said premises for residential use.

Buyer agrees that Buyer shall notify Seller at or by the Due Diligence Expiration Date (as defined below) of any matters as to title or survey with respect to the Premises that are not in compliance with this paragraph or otherwise with this Agreement. If Buyer fails to so notify Seller at or by the Due Diligence Expiration Date of any such matter or matters, Buyer shall be deemed to have accepted the title and survey condition of the Premises as

good, clear and marketable in compliance with the provisions of this paragraph and this Agreement as of the Due Diligence Expiration Date.

5. **Registered Title:** If the title to the premises is registered, then said deed shall be in a form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

6. **Purchase Price.** The agreed purchase price for said premises is Two Million Nine Hundred Ninety-Five Thousand Dollars and 00/100 (\$2,995,000.00) DOLLARS, of which:

\$ 25,000.00	has been paid as a deposit this day ("Initial Deposit");
\$ 75,000.00	to be paid in accordance with Paragraph 30 below ("Second Deposit");
\$2,895,000.00	are to be paid at the time of delivery of the deed by Attorney's IOLTA check drawn on a Massachusetts bank.
\$2,995,000.00	Total Purchase Price

7. **Time for Performance: Delivery of Deed:** Such deed is to be delivered at the office of Seller's counsel at 17 Academy Lane, Suite 1, Falmouth, Massachusetts, unless otherwise agreed upon in writing, on the "Closing Date" as set forth in Paragraph 35 below. It is agreed that time is of the essence of this agreement.

8. **Possession and Conditions of Premises:** Full possession of said premises, free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said premises to be then in the same condition as they now are, reasonable use and wear thereof excepted, and in compliance with the provisions of any instrument hereinbefore referred to. The BUYER shall be entitled to personally inspect said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this paragraph.

9. **Extension to Perfect Title or Make Premises Conform:** If the SELLER shall be unable to give title, or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, in which event the time for performance hereunder shall be automatically extended for a period of thirty (30) calendar days. "Reasonable efforts" shall not require Seller expense of more than \$5,000.00 exclusive of discharge of monetary liens, if any.

10. **Failure to Perfect Title or Make Premises Conform:** If, at the expiration of the extended time, the SELLER shall have failed to so remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the

parties hereto shall cease and this agreement shall be void and without recourse to the parties hereto.

11. **BUYER's Election to Accept Title:** The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to said premises in their then condition, and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.
12. **Acceptance of Deed:** The acceptance and recording of a deed by the BUYER or his nominee, as the case may be, shall be deemed to be full performance and discharge of every agreement and obligation herein contained or expressed, except such as are by the terms hereof to be performed after the delivery of said deed.
13. **Use of Money to Clear Title:** To enable the SELLER to make conveyance as herein provided, the SELLER may at the time of delivery of the deed use the purchase money, or any portion thereof, to clear the title of any or all encumbrances or interest, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or within reasonable time thereafter in accordance with customary practices in the case of discharges of institutional mortgages only.
14. **Insurance.** N/A Intentionally omitted.
15. **Adjustments:** Taxes for the then current fiscal year shall be apportioned as of the day of performance of this agreement, and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of the delivery of the deed.
16. **Adjustment of Unassessed and Abated Taxes:** If the amount of said taxes is not known at the time of delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, or the reapportionment as soon as the new tax rate and valuation can be ascertained; and if the taxes which are to be apportioned shall be thereafter reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.
17. Intentionally omitted.
18. **Deposits:** Subject to the provisions of Paragraph 34 of this Agreement, all deposits made hereunder shall be held by Laura M. Moynihan, Esq., as Escrow Agent, in escrow subject to the terms of this agreement and shall be duly accounted for at the time for performance for this agreement. In the event of disagreement between the parties as to the deposit, the Escrow Agent shall retain the deposits made under this Agreement pending instructions mutually given by the Seller and the Buyer or a Court of competent jurisdiction.

19. **BUYER's Default:** If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages as the SELLER's sole remedy at law and in equity.
20. **Liability of Trustee, Shareholder or Beneficiary:** If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied hereunder.
21. **Warranties & Representations:**
- A. The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing.
- B. By execution of this Agreement, Buyer acknowledges that Buyer has been provided or will be provided ample opportunity to conduct any and all investigations, tests and inspections of the premises (either independently or through agents of the Buyer's choice), including all improvements thereon, if any, and any and all component thereof, desired by Buyer (and that the Seller has no responsibility for any failure by the Buyer to fully exercise such rights), including, without limitation, perc tests, surveys and investigations of dimensions and area of the premises, investigations as to eligibility for building permits, other permit and/or construction approvals and flood hazard zones. Any statements which may have previously been made by the Seller, including, without limitation, in any realtor's / broker's questionnaire or so-called "Seller's Disclosure Statement" or property listing information, if any, are specifically hereby voided and are superseded by this Agreement. Without intending to limit the generality of the foregoing, Seller does not warrant or represent that the premises comply with current municipal, county, state or federal codes, ordinances, statutes, laws, regulations or the like, relating to zoning, building, environmental, health or any involving the maintenance, operation or condition of the premises. The Buyer acknowledges that the Buyer is and will be purchasing the premises to be conveyed pursuant to this Agreement in its "as is" condition, except as may be expressly provided herein. The provisions of this paragraph shall survive the Closing and delivery of the Deed hereunder.
- C. Seller shall not be liable or bound in any way for any verbal or written statements, representations, or information pertaining to the premises furnished by any real estate broker or agent or any agent or employee of Seller, or any other person. It is understood and agreed that all prior and contemporaneous representations, statements, understandings and agreements, oral or written, between the parties are merged in this Agreement, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying on any statement or representation not embodied in this Agreement made by the other.

22. **Notices:** All notices required or permitted to be given hereunder shall be in writing and deemed duly given when (a) mailed by registered or certified, first-class mail, return receipt requested, postage prepaid, (b) hand-delivered, (c) sent by facsimile, or (d) sent by overnight delivery service, addressed:

If to BUYER:

Johnna F. Tierney, Esq.,
Holloran, Litkoff, Smith & Tierney, P.C.
432 County Street
New Bedford, MA 02740
Facsimile: (508) 990-7235
Jtierney@hlsj.com

If to SELLER:

Laura M. Moynihan, Esq.
17 Academy Lane, Suite 1
Falmouth, MA 02540
Facsimile: (508) 548-5553
laura@lmoynihanlaw.com

23. **Errors and Omissions:** If any errors or omissions are found to have occurred in any calculations or figures used in the settlement statement signed by the parties (or would have been included if not for any such error or omission) and notice hereof is given within two months of the date of delivery of the deed to the party to be charged, then such party agrees to make a payment to correct the error or omission.
24. **Massachusetts Contract:** This instrument, executed in triplicate, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors, and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and BUYER. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several. Scanned or electronic signatures on this Agreement shall be treated as originals for all purposes.
25. **Extension:** The extension provided for in Paragraph 9 of this Agreement may be for a shorter period of time if such nonconformity can be cured within a shorter period of time, with such shorter extension date being agreed to by the Buyer and the Seller.
26. **Limited Power of Attorney:** BUYER and SELLER hereby authorize their respective attorneys (as the case may be) to execute on their behalf any extensions to the time for performance under this Agreement and any change of location and/or time for delivery of the deed. The BUYER and SELLER shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge before the execution or other

consent to such extensions, that either party has disclaimed the authority granted herein to bind them: For purposes of this Agreement, facsimile signatures shall be construed as original.

27. **Entry Upon Premises:** From and after the date of this Agreement, SELLER agrees to permit BUYER and BUYER's agents or designees to enter the premises, at reasonable times, after reasonable prior notice to SELLER or SELLER's agent, in the presence of SELLER or SELLER's agent, for the purpose of making measurements, survey, or otherwise to conduct Buyer's Due Diligence as defined in this Agreement. All such entry and access shall be at the sole risk of Buyer or Buyer's agents or designees. No alterations to the Premises shall be permitted as a result of such entry or access without the express consent of the Seller. Buyer agrees to indemnify and hold Seller harmless for any loss, damage, cost or expense to Seller caused by Buyer or Buyer's agents or designees from or in connection with such access.

28. **Title and Practice Standards:** In matters respecting title to the premises, standards of the Massachusetts Real Estate Bar Association shall be determinative.

29. **IRC Section 1445(b)(2):** SELLER hereby warrants and represents that (i) SELLER is not a "foreign person" as defined by the Internal Revenue Code ("IRC"), Section 1445, and (ii) SELLER shall execute and deliver to BUYER at closing an affidavit or certificate in compliance with IRC Section 1445(b)(2) and the applicable regulations thereunder.

30. **Right of First Refusal Contingency - Town of Falmouth**

[REDACTED]

[REDACTED]

31.

[REDACTED]

32.

[REDACTED]

[REDACTED]

33.

[REDACTED]

34. **Deposits.** The Initial Deposit and the Second Deposit are collectively referred to in this Agreement as the "Deposits"). Notwithstanding any other provision of this Agreement, Buyer and Seller agree that:

[REDACTED]

reports, studies or investigations along with written evidence of payment for same having been made.

35. **Closing Date.** The time for performance and delivery of the deed to the Premises (the "Closing Date") shall be the day that is 90 calendar days after the [REDACTED] Permit Expiration Date (as defined above), or the next business day if such day falls on a holiday or Saturday or Sunday, time being of the essence. The Buyer may, at the Buyer's option, extend the Closing Date for up to 365 additional calendar days from the Closing Date upon written notice to Seller prior to the Closing Date and with payment made at such time to the Seller by certified check or bank check [REDACTED] (the "Extension Deposit"). Such notice shall include the Extension Deposit in order to be effective to extend the Closing Date as herein provided, and in the absence of such payment at such time no extension of the Closing Date shall be effective pursuant to this paragraph. The Extension Deposit shall be paid and released to Seller at such time of Seller's receipt of such notice of extension of the Closing Date and not held in escrow pursuant to this Agreement and shall be non-refundable to Buyer, but shall be credited to the purchase price at the Closing Date. The Extension Deposit shall not be pro-rated or otherwise reduced if Buyer does not utilize the entire 365 calendar day extension period. Upon Seller's receipt of the Buyer's notice of extension of the Closing Date pursuant to this paragraph and the Extension Deposit, the Closing Date shall be extended for 365 calendar days from the Closing Date (or the next business day if such day falls on a holiday or Saturday or Sunday) unless the Buyer and Seller expressly agree to the Closing Date being earlier than such date.

36. **Hazardous Materials.** Seller represents to Buyer to the best of Seller's knowledge, without having made independent investigation, that:

- (1) Seller has no knowledge of any toxic or hazardous materials as said terms are defined pursuant to Massachusetts law that have been used, discharged or stored on, at or below the Premises in violation of any state, federal or local law or regulation;
- (2) Seller has no knowledge of any petroleum oil storage tanks located on or beneath the surface of the Premises.

Buyer and Seller agree that if any such hazardous materials are discovered at the Premises as a result of Buyer's Due Diligence with respect to the Premises that the Buyer and Seller shall make efforts to negotiate in good faith (without incurring any obligation hereby) as to the cost of any required environmental "clean up" of the Premises.

37. **Opportunity for Counsel.** Both BUYER and SELLER hereby acknowledge that they have been offered the opportunity to seek and confer with qualified legal counsel of their choice prior to signing this Agreement.

38. **Assignment and/or Recording.** This Agreement may not be assigned by Buyer without the express written consent of Seller, which consent shall not be unreasonably withheld. Any assignment of this Agreement by the Buyer to an assignee with similar affordable housing development experience and financial resources as the Buyer as determined by the Seller shall not be denied by the Seller. This Agreement shall not be recorded at the Barnstable County Registry of Deeds. Any assignment of this Agreement (excepted as allowed by the express written consent of the Seller) or recording of this Agreement at the Barnstable County Registry of Deeds shall entitle Seller, at Seller's option, to terminate this Agreement upon notice to Seller.

**NOTICE: This is a legal document that created binding obligations.
If not understood, consult an attorney.**

SELLER:
CLSV ASSOCIATES LIMITED PARTNERSHIP
C/O BALLYMADE DEVELOPMENT CORP., GENERAL PARTNER

John Callahan
By: John Callahan (Sep 10, 2021 13:53 EDT)
John T. Callahan, President

BUYER:

31 Acres, LLC
By: 
Michael Galasso, Manager

9-9-21

31 Acres
North Falmouth
Development Approach

Recently the town of Falmouth completed and Town Meeting adopted its Housing Production Plan which called for the development of 74 new affordable / workforce housing units a year over the next ten years.

With a limited amount of land properly zoned for residential use in Falmouth and with land that is zoned for residential use constantly being taken out of product for open space and other alternative uses, the possibility of the town reaching its annual goal is very difficult.

There is also a lack of large developable parcels in town that, if properly planned, could help the town achieve its housing goal.

Our goal in planning and developing this site is to assemble an experienced team of nationally and internationally recognized designers, architects, land planners, environmental engineers and financial partners that will create a development plan that helps the town obtain its goal of providing critically need housing , has the support of a majority of surrounding neighbors and community , is sustainable and energy efficient.

Development Approach:

A key to successful development is the early and consistent engagement with the immediate property owners, neighborhood and surrounding community.

The first step for us is to meet with the neighbors and other community members with our professional design team with a blank slate. No preconceived ideas, no site or building plans (besides a site survey and topo) for an open discussion with the neighbors to hear their ideas on developing the property and to discuss what our general goals are and to listen to what their concerns may be . We want them to be an integral part of the planning process. The professional team we've assembled are skilled in listening to neighbors and community organizations and combining our development objectives with theirs which will, we hope, eventually result in a development master plan that has the support of the community so when the plan is presented to the town's ZBA, Select Board and other decision makers it has as much support as possible from the neighborhood.

We realize we may not meet all the neighbor's objectives but it's important for the success of the development to demonstrate to the decision makers, Mass Housing, DHCD, the Falmouth ZBA, Select Board and others that we have engaged our

neighbors in the planning process , listen to their concerns and have developed a consensus plan that also meet our goals and objectives.

We have already discussed the proposed uses with the Cape Cod Commission and as long as the gross square footage of any non-residential (retail , co-working space) does not exceed 20% of the gross residential square footage, they do not need to review the plans. We have agreed to meet with them on occasions to review the propose plans and receive any suggestions they may have.

Our master site and building plans will be designed to meet Enterprise Green Communities program requirements. Enterprise Green is the only national green building program in the nation created for affordable housing.

The proposed development would contain a mix of uses, will be environmentally sensitive with affordable workforce and market rate rental and for sale housing in a mix of sizes.

A majority of the proposed single-family homes will be intended just for first time, local homebuyer.

All building will be designed to meet at a minimum Net Zero Energy standards and will include renewable energy, electric car charging stations for the residents and shared electric vehicles (cars and bicycles) available for residents of the development use. Some of the units may be designed for local artist with open space, tall ceilings and lots of natural light. A percentage of the apartments and homes will meet full handicap accessibility requirements.

A public transportation bus shelter will be constructed along 151 with the goal of promoting the use of alternative transportation methods and reducing the demand for individual car ownership and on-site car parking spaces allowing for more land available for housing, community gardens, recreation and open space.

In addition, we believe we should consider include a community amenity such as a possible new North Falmouth Branch Library in a multi-use building which would become the community gathering place and include, not only the library, but a small cafe and a green grocer, similar to the organic grocer at Mashpee Commons.

Development Design Team:

Listed below are the national and international recognized design professionals committed to be a part of the development of this development.

Land Planning/ Site Master Plan: Union Studio Architecture and Community Design

Master Architect: Robert A.M. Stern Architects

Housing NOW Architects: Jill Neubauer Architects

Landscape Architect: TBD

Library/ Community Buildings Architect: Robert A.M. Stern Architects

We plan on adding more woman and minority owed business members to the team with a goal of a minimum of 30% minority and woman owned professionals and eventually the same percentage of contractors and subcontractors.

We are also looking into working with local educational institutions to create an internship / apprentice program to attract more minority, people of color and woman into the affordable housing development and construction industry.

Potential Financing Partners:

Equity Partners: Boston Capital / Boston Financial - Jack Wallace

Construction Financing: Citi Community Capital – Richard Gewirtz
Eastern Bank – Johann Stone

Permanent/ Term Financing: Hunt/ LUMENT Capital – Tim Hoppin

Mass Housing: Michelle Vinciguerra

DHCD: Kate Racer

Mass Development: Jay Pateakos

Mass Housing Investment Corporation: Bruce Ehrlich

The development of this project will require financial assistance from the town, state and federal sources.

The design and financial partners listed here are organizations which I have previously worked with in developing, owning and managing over 1,000 affordable and workforce housing units and other developments, many of which have won numerous planning and architectural awards.

The 31 acres site provides us with an opportunity to develop a well-designed, energy efficient community that has the support of its neighbors and surrounding community and can set an example of how affordable, mixed use housing can be developed in our community.

Michael Galasso
31 Acres, LLC

A REAL ESTATE APPRAISAL

**REPORTED IN A RESTRICTED USE APPRAISAL FORMAT
OF THE PROPERTY**

LOCATED AT:

**0 NATHAN S. ELLIS HIGHWAY
EAST FALMOUTH, MA 02536**



PREPARED FOR:

**MR. JULIAN SUSO
TOWN MANAGER
59 TOWN HALL SQUARE
FALMOUTH, MA 02540**

EFFECTIVE DATE OF APPRAISAL:

SEPTEMBER 24, 2021

PREPARED BY:

**CLANCY APPRAISAL CO, INC
REAL ESTATE APPRAISERS AND CONSULTANTS
24 SPRING BARS ROAD, #3B
FALMOUTH, MA 02540**

CLANCY APPRAISAL CO., INC.
24 Spring Bars Road, #3B
Falmouth, MA 02540-3910
(508) 540-9515 – Fax (508) 540-6586
Email: info@clancyappraisal.net

October 7, 2021

Mr. Julian Suso
Town Manager
59 Town Hall Square
Falmouth, MA 02540

RE: 31.2 Acres - 4 vacant parcels on Nathan S Ellis Highway
East Falmouth, MA

Dear Mr. Suso,

In accordance with your request, I have appraised the vacant lots captioned above and provided a Real Estate Appraisal reported in a Restricted Use Appraisal Format. The subject consists of four (4) vacant parcels of land with a total of 31.2 acres. The land is zoned Residential AGAA with a SCRD Overlay for 6.61 Acres.

The Intended Use of this report is to provide an opinion of the Market Value of the Fee Simple Estate of the real property owned by CLSV Associates Limited Partnership for possible acquisition purposes. The Intended User is Mr. Julian Suso, Town Manager and the Town of Falmouth.

There are no Hypothetical Conditions or Extraordinary Assumptions. See Page 6 for comments on Covid-19 Virus conditions.

This report is based upon the appraiser's *personal inspection* of the subject property, and after a thorough examination of all of file data contained in this report and in my work files, it is my opinion that the "As Is" Market Value of the above-captioned property, as of September 24, 2021, is:

THREE MILLION & FORTY THOUSAND DOLLARS
(\$3,040,000)

Should questions arise in connection with this report, or if I may be of further assistance to you in this matter or any other, please feel free to call upon me

Respectfully submitted,

Joseph M. Clancy

Joseph M. Clancy, ASA, MRA
MA Certified General
Real Estate Appraiser #76

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and they are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* ("USPAP").
8. Joseph M. Clancy has made a personal inspection of the property that is the subject of this report on September 24, 2021.
9. No one else provided significant appraisal assistance to the person signing this certification.
10. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and the Standards of Professional Conduct of the Massachusetts Board of Real Estate Appraisers, with which the Appraiser is affiliated.
11. The signatory appraiser has provided no prior appraisal services regarding the subject property in the prior 3 years.

Joseph M. Clancy

Appraiser:

Joseph M. Clancy, MRA
MA Certified General
Real Estate Appraiser #76

STATEMENT OF LIMITING CONDITIONS

The certification of the appraiser appearing in this appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have not made a survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made this appraisal with reference to the property in question, unless arrangements have been made previously made, therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, no known existence of hazardous substances or detrimental environmental conditions, subsoil or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering, which might be required to discover such factors. Any statement in this appraisal relative to the highest and best use, the bearing capacity of the soil, and the uses to which the property can and will be put, are based on the writer's conclusions and on a surface examination only. Soil or engineering tests made by engineers indicating contrary results may affect the conclusions reported herein. The writers assume no liability beyond surface examination for the lack of engineering data required to support proposed uses for the property.
6. Information, estimates and opinions furnished to the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraisers, can be assumed by the appraisers.

STATEMENT OF LIMITING CONDITIONS (cont'd)

7. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected) shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.
9. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.
10. This assignment was undertaken for the client specified herein. The appraiser does not recognize or assume any duty to persons other than that client in the formulation of this report and its conclusions. The client may make such reasonable use of this report as is consistent with the function of the report, but any third or other party into whose possession the report may come should not assume that its rationales or conclusions will serve any other client or function.
11. Note the use of the single quote (') will denote feet in this report.
12. Environmental Disclaimer: The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

STATEMENT OF LIMITING CONDITIONS (cont'd)

13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey or analysis of this property to determine whether or not the physical aspects of the improvements are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
14. The Gramm-Leach-Bliley Act was signed into law on November 12, 1999. The intent of the Act is to protect consumer's personal information obtained by a financial institution from being disclosed or released without notice and without the permission of the consumer. Compliance with the law became mandatory after July 1, 2001. These regulations apply to appraisers as well as other providers of financial services, and apply to nonpublic personal information, or personally identifiable financial information.

Additional Certification

Statement Relative to the Coronavirus (COVID-19)

COVID-19 has been declared a pandemic and a national state of emergency in place. Substantial turmoil has occurred in financial markets and due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of the assignment.

STATEMENT OF FACTS

LOCATION: Parcel 10 Nathan S Ellis Highway (12.967 acres)
Parcel 3B Nathan S Ellis Highway (.396 ac)
Lot 14 Nathan S Ellis Highway (17.367 acres)
Lot 15 Nathan S Ellis Highway (.463 ac)

East Falmouth, MA

RIGHTS APPRAISED: Fee Simple

DATE OF APPRAISED VALUE: September 24, 2021

PROPERTY OWNER AND

LEGAL DESCRIPTION: CLSV Associates Limited Partnership
Barnstable County Registry of Deeds
Book 17120 Page 137 dated 06/20/2003

ZONING: The subject property is in Agricultural AA Zoning District & Senior Care Retirement Community District.

ASSESSOR ID: Map 06-01-010-000
Map 06-01-003B-000
Map 06-01-008-014
Map 06-01-008C-015

FY 2021 Assessment - \$348,700 + \$9,200 + \$791,500 + \$9,500 =
\$1,158,900
FY 2020 Taxes - \$3,052.87 + \$80.55 + \$6,929.58 + \$83.17 =
\$10,146.17

SITE: Site consists of 4 vacant parcels containing a total of 31.2 acres with an irregular shape. Site has frontage on Nathan S Ellis Highway, aka Route 151. The site is rolling and is part of the glacial moraine along the State Highway. The site abuts the Otis AFB train tracks on the South. The Old County Road layout is on the easterly end of the site.

Utilities available to the site include town water, natural gas, and electricity, telephone & cable TV.

STATEMENT OF FACTS (cont'd)

IMPROVEMENTS:	None
HIGHEST AND BEST USE:	Develop site with SCRC project or with mixed uses.
INDICATED VALUE:	\$3,040,000

INTENDED USE OF APPRAISAL

The Intended Use of this report is to provide an opinion of the "As Is" Market Value of the Fee Simple Estate of four vacant parcels of land with a total of 31.2 acres located on Nathan S Ellis Highway, East Falmouth, MA for possible acquisition purposes. The Intended User is Mr. Julian Suso, Town Manager and the Town of Falmouth. The Effective Date of the appraisal is September 24, 2021.

DEFINITIONS

Market Value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specific date and passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and each acting in what he considers his own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

Fee Simple Estate is defined as:

"Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government."²

Restricted Appraisal Reports: Standards Rule 2-2-b states that the content of a Restricted Appraisal Report must be appropriate for the intended use of the appraisal and at a minimum state the identity of any intended users. The information and data are *stated* as opposed to being described or summarized. The underlying reasoning for this abbreviated level of communication is that the client is assumed to have a sufficient level of knowledge to enable the client to understand a report of this type. The appraiser has included sufficient information for the client to understand the rationale for the opinions and conclusions.

¹ FIRREA, Office of the Controller of the Currency (OCC), Rule 12 CFR 34.42 (f)

² The Dictionary of Real Estate Appraisal, Second Edition, American Institute of Real Estate Appraisers, 430 North Michigan Avenue, Chicago, Illinois, Page 120.

SCOPE OF WORK

The appraiser was requested to provide a Real Property Appraisal utilizing a Restricted Use Appraisal Report. A Restricted Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such it represents either limited or no discussions of the data, reasoning and analyses that were used in developing an opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use of this appraisal. The appraiser is not responsible for the unauthorized use of this report.

Accurately providing an opinion of the Market Value requires an inspection of the subject property, and an analysis of the subject site. The appraisal is a summary of the methods and sources used, and the steps taken in order to competently value the subject property.

The first step was to inspect the property in order to gain as much information as possible regarding the physical and functional features of the overall property. The next phase of information gathering included obtaining a recorded deed, certified plot plan or recorded plan (if available) and reviewing information at several town offices including the assessor's records, tax information, zoning bylaws and map, building department, and special permit granting authority.

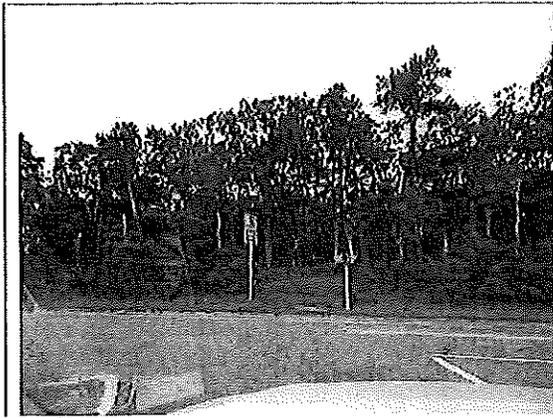
The subject property is then evaluated within the context of the neighborhood and town as to its conformance with nearby properties and compliance with pertinent regulations.

Finally, all necessary information is put into written report form in order that the reader of the report, assumed to have no prior knowledge of the property, can follow a logical sequence of information that adequately describes the property and the area, and leads to and supports the value conclusion as stated.

All data was gathered from sources deemed reliable. These sources include; present property owners, grantors, grantees, real estate brokers or their representatives, municipal records, MLS and other publications.

The verification of data involved contacting grantors, grantees, real estate brokers or their representatives, municipal records, registries of deeds, and banks.

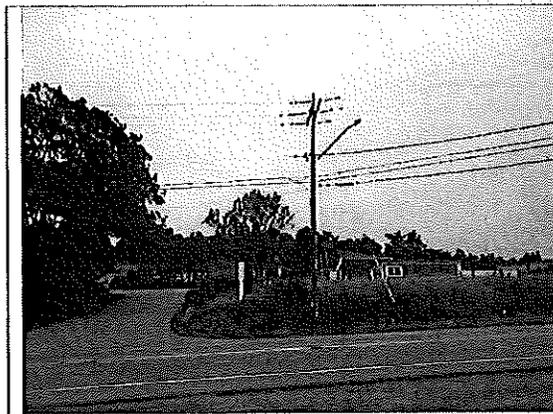
SUBJECT PHOTOS



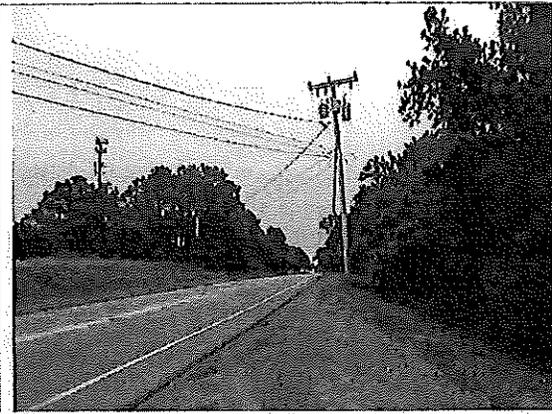
Frontage opposite cloverleaf



Street Scene



Animal Hospital & Dog Kennel across Route 151.



Route 151 Street Scene on East end of site



Route 151 Street Scene at parking area on East end of site



Cleared parking area

SUBJECT PHOTOS



Old County Road path



Old County Road path



Route 151 Road Frontage



Route 151 Road Frontage w/Guardrails

ESTIMATED MARKETING TIME/EXPOSURE TIME

Marketing time is defined as the amount of time it might take to sell a property interest at the estimated Market Value level during the period immediately after the effective date of an appraisal. The average marketing time for these properties has been 3-6 months. Although marketing periods are difficult to estimate, I believe, if properly promoted, the subject property could be sold within 6-12 months of the date first offered for sale on the open market.

Exposure time is the amount of time it might take to sell a property interest at the estimated Market Value level during the period immediately before the effective date of an appraisal. Exposure Time is estimated to be less than one year.

Exact marketing times are difficult to estimate with precision due to a lack of a large volume of sales on which to base conclusions in this market area. However, it is possible to provide a range that is reflective of the opinions of informed individuals who work within this market. The above opinions are based on prevailing conditions in this market, the marketing times of several comparable properties, opinions of knowledgeable individuals, and the appraiser's judgment.

OWNER OF RECORD/LEGAL DESCRIPTION

Title to the 31.20 Acre parcel is recorded in Book 17120 Page 137 in the Barnstable County Registry of Deeds, dated June 20, 2003, in the name of CLSV Associates Limited Partnership.

The property was conveyed to CLSV for the consideration of \$1.00 from Ballymeade Associates Limited Partnership 1.

MARKETING

The parcel of land has been marketed for several years at \$5,000,000 +/- . Recently, the price was reduced to \$2,995,000 which produced interest and an accepted offer at that price.

The Town of Falmouth per the Deed has the Right of First Refusal at that price for a period of 120 Days.

RECORDED DEED

Bk 17120 Pg 137 #71847

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY 06A-2003 @ 09:49a

QUITCLAIM DEED

NOT AN

NOT AN

BALLYMEADE ASSOCIATES LIMITED PARTNERSHIP, a limited partnership organized under the laws of the Commonwealth of Massachusetts, the sole General Partner of which is FALMOUTH DEVELOPMENT CORPORATION, a Massachusetts corporation with a principal office at 80 First Street, Bridgewater, Plymouth County, Massachusetts 02324,

for consideration paid and in full consideration of One and 00/100 (\$1.00) Dollar:

grants to CLSV Associates Limited Partnership, a Massachusetts Limited Partnership with a mailing address of 125 Falmouth Woods Road, Falmouth, MA 02536

with quitclaim covenants

That certain parcel of land of approximately 31.2 acres on Route 151 in Falmouth, Massachusetts, which is shown on the Falmouth Tax Assessor's Map 06, Section 01 as Parcel 003B, Lot 000, Parcel 008, Lot 014, Parcel 008C, Lot 015, and Parcel 013B, Lot 000 (collectively, the "Property") and is shown as Parcel A, Parcel B, and Parcel C on a plan of land entitled "Plan of Land prepared for Ballymeade Development Corp. of Parcels 3, A, B & C in Hatchville Falmouth, Mass." dated May 13, 1993, prepared by Holmes & McGrath, Inc., which plan is recorded at Barnstable County Registry of Deeds at Plan Book 495, Page 50.

This conveyance is made subject to and with the benefit of:

- 1. All easements, restrictions and other matters of record to the extent the same are in force and applicable; and
2. A certain Right of First Refusal granted to the Town of Falmouth, which Right is more particularly described in a document recorded at Barnstable County Registry of Deeds in Book 16253, Page 136.

For title, see deed recorded at Barnstable County Registry of Deeds at Book 8944, Page 154.

IN WITNESS WHEREOF, BALLYMEADE ASSOCIATES LIMITED PARTNERSHIP I has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by JOHN T. CALLAHAN, President and Clerk of FALMOUTH DEVELOPMENT CORPORATION, its General Partner, hereunto duly authorized this 20th day of June, 2003.

RECORDED DEED

Bk 17120 Pg 138 #71847

NOT AN OFFICIAL COPY OF BALLYMEADE ASSOCIATES LIMITED PARTNERSHIP I
 NOT AN OFFICIAL COPY OF FALMOUTH DEVELOPMENT CORPORATION
 NOT AN OFFICIAL COPY BY: John T. Callahan, its President and Clerk

COMMONWEALTH MASSACHUSETTS

BARNSTABLE, SS.

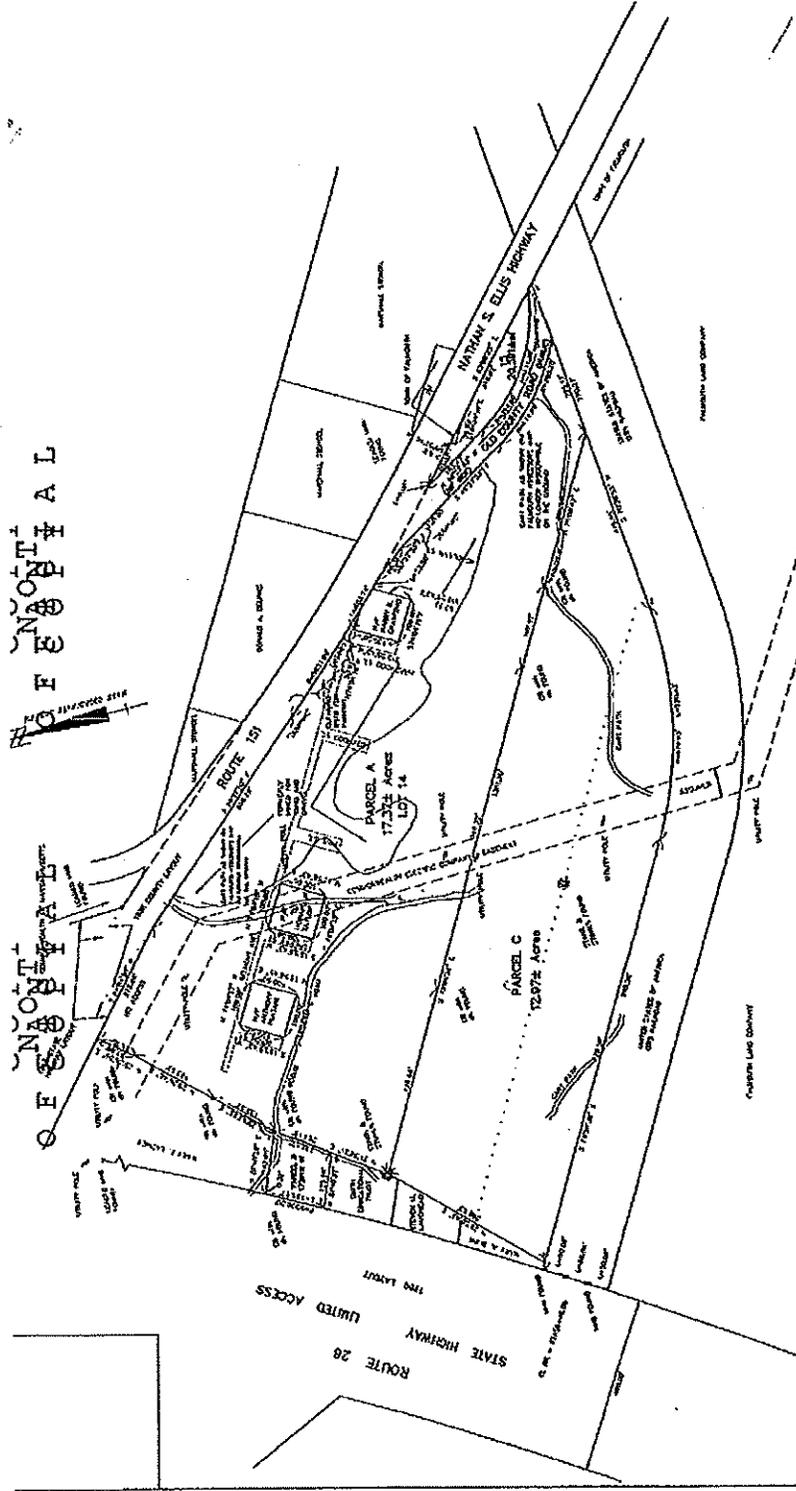
June 29, 2003

Then personally appeared the above-named John T. Callahan, President and Clerk of FALMOUTH DEVELOPMENT CORPORATION, General Partner of BALLYMEADE ASSOCIATES LIMITED PARTNERSHIP I, and acknowledged the foregoing instrument to be the free act and deed of said Partnership and Corporation, before me.

Thomas J. Callahan
 Notary Public
 My Commission Expires: April 17, 2007

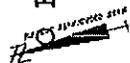
BARNSTABLE REGISTRY OF DEEDS

RECORDED PLAN



OF NORTHERN

OF SOUTHERN



DATE	DESCRIPTION	PREPARED BY
	REVISIONS	
	PLAN OF LAND	
	PREPARED FOR	
	BALLYMEADE DEVELOPMENT CORP.	
	OF PARCELS A, B & C	
	HARDWALL	FALMOUTH, MADE.
	SCALE 1" = 100'	DATE MAY 13, 1963
	BY	NORMAN ORIE MAGUIRE, INC.
		100 STATE ST. BOSTON, MASS. 02109
		RECORDING NO. 100000
		BOOKING NO. 100000
		RECORDED - 100000
		DATE MAY 13, 1963

NOTES: Parcel A, Parcel B and Parcel C are to be divided into lots as shown on this plan.



at a meeting of the Board of Selectmen held on the 10th day of May, 1963, at the Town Hall, Falmouth, Massachusetts, the following was voted:

Don Lewis
TOWN CLERK

I certify that this plan was prepared in accordance with the laws of the Commonwealth of Massachusetts, and that I am a duly licensed Professional Land Surveyor.

Norman Orie Maguire, Inc.
LAND SURVEYOR

495-50

PROPERTY DATA

Site Description:

The subject property currently consists of 31.20 Acres per the attached recorded plan.

The irregular-shaped 31.20-acre site contains a total of about 1,604 linear feet +/- of frontage along Nathan Ellis Highway or Route 151. The site is shown on Recorded Plan Book 495 Page 50, recorded on 5/13/1993. The site is level at the road frontage and then changes elevation sharply throughout the site. According to the Falmouth GIS Map, the elevation at the street is about 100' and increases to 112' at the rear of the SCRC area that contains about 6.61 acres =/-.

The Map does not depict any wetlands or encroachments. A review of the **Priority and Estimated Habitat** map layers created by NHESP, found no evidence on the site.

The site is within the **Wildlife Corridor** that is a North-South Corridor created by Planning Board to preserve animal habitat along route 28.

The site is heavily wooded with natural vegetation with a mix of scrub oak, scrub pine trees, and understory. Parts of the site that border Route 28 on West are the result of the glacier that retreated 25,000 years ago. It is best described as a Terminal Moraine that resembles large amounts of deposits of clay, gravel, and rock debris.

A 200' wide *Commonwealth Electric Company* Easement cuts diagonally through the site. It leaves Parcel C with about 12.97 acres that has 278.66' of road frontage on the Easterly end of the site.

The Southern boundary is made up of the United States of America railroad line that originates from the old Otis Railroad, now referred to as Joint Base Cape Cod.

The site has no landscaping. There is a cleared area along the road that is used for parking by bicyclists that use the woods bike path to the north of Route 151.

Most public utilities are present and include town water, natural gas, overhead electricity, telephone and cable TV.

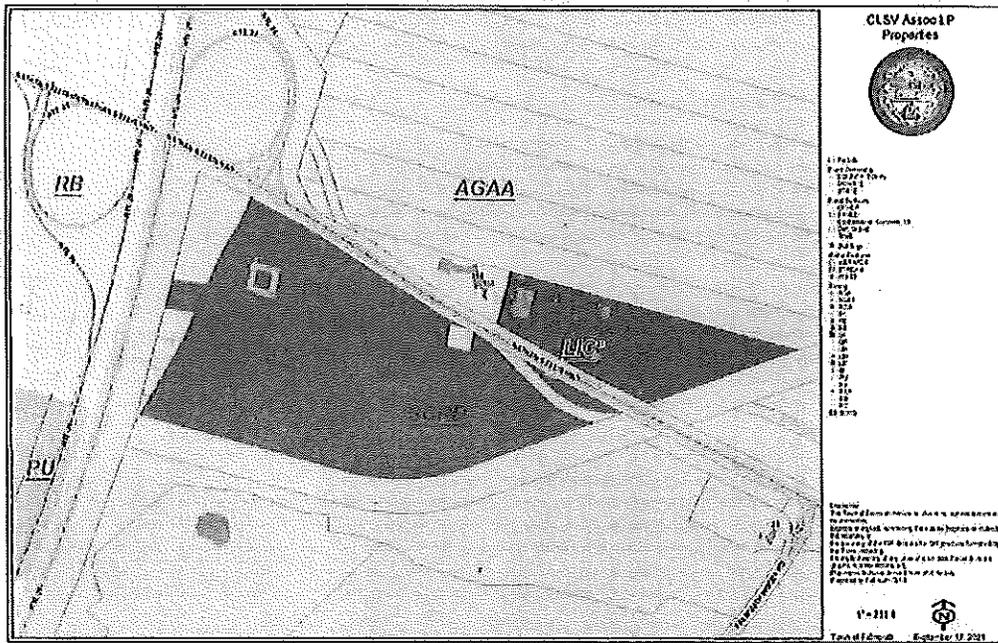
According to the most recent FEMA Map #25001C0566J (7-16-2014) the property is in Flood Zone X and is not located within a special flood hazard zone.

<u>Assessor' ID</u>	<u>FY 2021 Assessment</u>	<u>FY 2021 Taxes</u>
Map 06-01-010-000	\$348,700	
Map 06-01-003B-000	\$9,200	
Map 06-01-008-014	\$791,500	
Map 06-01-008C-015	\$9,500	
Total	<u>\$1,158,900</u>	<u>\$10,146.17</u>

Zoning:

The subject property is located in the Senior Care Retirement District – SCRD Zoning District requires 45,000 SF minimum lot size. The Agricultural AA - AGAA Residential Zoning District that requires a minimum lot area of 80,000 SF or 1.84 acres and 150 feet of frontage.

The following pages depict the SCRC overlay district on the subject site.



BYLAW

8/17/21, 4:54 PM

Town of Falmouth, MA Senior Care Retirement District Search: § 240-65.1 Purpose.

[Amended AF 11-18-2007, Art. 6, approved 3-13-2008, amended AF 11-10-2008, Art. 6, approved 1-6-2009]

§ 240-65.1 Purpose.

The purpose of this district is to allow for alternative housing for senior citizens in a setting that provides them with personal and health-related services and programs and allows for their maximum independence.

§ 240-65.2 Permitted residential uses.

- A. One-family detached houses.
- B. Public or nonprofit housing for the elderly subject to the requirements of § 240-164.

§ 240-65.3 Permitted business uses.

- A. Medical clinics, medical and allied health offices.
- B. Bank, professional offices.
- C. Class I or Class II restaurant.

§ 240-65.4 Uses allowed by special permit from the Planning Board.

- A. Senior Care Retirement Community (SCRC), under the following standards and requirements:
 - (1) A SCRC contains one or more residential buildings with living units described below, which provide residences exclusively for persons 62 years of age or older (except their spouses and surviving spouses, and also except for staff housing and skilled nursing units), and which includes common areas and community dining facilities, and which provides personal services such as social, psychological, educational and health-related programs and services, designed to allow residents to safely "age in place" with maximum independence and with skilled caregivers available continuously on-site.
 - (2) A SCRC may include independent living units (ILUs) for persons who may not require regular assistance with daily living, as well as assisted living units (ALUs) for persons in need of daily assistance from skilled caregivers, and may include skilled nursing rooms (SNRs), as defined by the Massachusetts Department of Public Health. For the purposes of this bylaw, ILUs, ALUs and SNRs shall be known as "SCRC" units. A SCRC may also include staff housing units, provided that the number of staff units shall not exceed 10% of the SCRC units. The total number of units in the development, including both SCRC units and staff housing as determined by the Planning Board, shall not exceed six units per acre. No unit may contain more than two bedrooms. Assisted living units shall be no less than 350 but no greater than 800 square feet in size. Each skilled nursing room may contain no more than two beds.
 - (3) A SCRC shall have a minimum total area of 15 acres and lot frontage of 100 feet. In calculating the minimum total area the provisions of § 240-124A shall apply. At least 65% of the total area must be set aside as open space consistent with § 240-130 of the Zoning Bylaw. Up to one-third or five acres of the required open space, whichever is greater, may be located off-site at the discretion of the Planning Board.
[Amended AF 11-9-2007, Art. 4, approved 2-5-2008]
 - (4) Front yard building setbacks shall be a minimum of 50 feet. Side and rear yard building setbacks shall be a minimum of 25 feet. The Planning Board may require greater setbacks, up to 100 feet for front yard and up to 50 feet for rear and side yard setbacks where needed to provide screening and buffer from the street or adjacent properties. Redevelopment of existing buildings may maintain existing setbacks at the discretion of the Planning Board. Redevelopment does not include the voluntary demolition of an existing building and subsequent rebuilding.
 - (5) The maximum building height of any SCRC building shall be no more than three stories, not to exceed 35 feet as defined for community service uses. The Planning Board in its discretion may increase this height to 45 feet, upon good cause shown by the applicant, provided that for every one-foot increase in height all minimum setbacks are increased by two feet.
 - (6) The development may incorporate within a residential building accessory facilities intended solely for the use or benefit of the residents and staff of the development, such as banking and recreational facilities, as limited and approved by the Planning Board.

<https://ecode360.com/v8075331>

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- (7) The Planning Board, in order to approve the special permit for a SCRC, must find that the overall impacts of the SCRC in terms of traffic, wastewater, nutrient loading and fiscal impact to the Town will be no greater than the impacts associated with other uses allowed as a matter of right or special permit within Single Residence or Agricultural Zoning Districts on the lot(s). Speculative uses, such as applications made under M.G.L. c. 40B, shall not be considered in making the comparison of cumulative impacts. The Planning Board may require the applicant to provide specialized studies or information as necessary in order to make such a finding.
- (8) The Planning Board shall not approve a SCRC unless tertiary treatment of wastewater is provided. Tertiary treatment shall include enhanced nitrogen removal consistent with § 240-100A(3) of the Zoning Bylaw when a SCRC is located in a coastal pond overlay district.
- (9) The Planning Board may require the applicant to reduce the size including the height of any residential structure or to adjust its placement on the lot to reduce impacts on neighborhood visual character, including views or vistas. The Planning Board, in order to approve the special permit for a SCRC, must make a positive finding under § 240-122G, of the Planned Residential Development Bylaw and four or more of the purposes of § 240-122. The Planning Board may require or allow that the development be constructed in phases if necessary to minimize neighborhood impacts or to meet financing or regulatory requirements.
- (10) Parking shall be located in side or rear yards behind the front facade line of the building, except that parking may be allowed in front of the building line at the discretion of the Planning Board if appropriately screened or landscaped as determined by the Planning Board. The number of parking spaces shall be determined according to the following: one space per independent living unit; one-half space per assisted living unit; one space per employee. The Planning Board may apply parking reductions to a SCRC as provided for in § 240-107 as part of this special permit.
- (11) Section 240-65.4A(2) notwithstanding, a density bonus maybe allowed, at the sole discretion of the Planning Board as part of the special permit process for a Senior Care Retirement Community, up to a total of eight units per acre, if the applicant provides at least 15% of the SCRC units (not including staff units) as affordable, subject to the requirements below, and one or more of the following: a) tertiary treatment of wastewater that achieves an annual average nitrogen reduction to a level of nine mg/l or less, or; b) the application results in no net increase in nitrogen loading or; c) the SCRC is tied into the municipal sewer system.

As a condition of any density bonus the applicant shall be required to execute an affordable housing restriction and regulatory agreement for recordation at the Registry of Deeds, consistent with the requirements of the Massachusetts Department of Housing and Community Development, for qualification of the affordable units towards the Town's subsidized housing inventory.

- (7) The Planning Board, in order to approve the special permit for a SCRC, must find that the overall impacts of the SCRC in terms of traffic, wastewater, nutrient loading and fiscal impact to the Town will be no greater than the impacts associated with other uses allowed as a matter of right or special permit within Single Residence or Agricultural Zoning Districts on the lot(s). Speculative uses, such as applications made under M.G.L. c. 40B, shall not be considered in making the comparison of cumulative impacts. The Planning Board may require the applicant to provide specialized studies or information as necessary in order to make such a finding.
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As a condition of any density bonus the applicant shall be required to execute an affordable housing restriction and regulatory agreement for recordation at the Registry of Deeds, consistent with the requirements of the Massachusetts Department of Housing and Community Development, for qualification of the affordable units towards the Town's subsidized housing inventory.

§ 240-65.5 Minimum lot dimensions for uses allowed under §§ 240-65.2 and 240-65.3.

- A. Minimum lot size: 45,000 square feet.
 - B. Lot frontage: 100 feet.
 - C. Lot width: 150 feet.
 - D. Lot coverage by structures: 20%; lot coverage by structures, paving and parking: 40%.
- [Added AF 13111-9-2000, Art. 3, approved 2-5-2010]

HIGHEST AND BEST USE

The highest and best use of the real estate represents the premise upon which the opinion of Market Value is based.

"highest and best use of land or a site as though vacant"

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.¹

"highest and best use of property as improved"

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.²

In both cases, a series of steps is followed to arrive at the highest and best use by eliminating uses that do not meet the requirements. The appraiser considers uses that are:

1. Legally Permissible
2. Physically Possible
3. Financially Feasible
4. Maximally Productive

•
AS IF VACANT: The vacant site is made up of 31.20 Acres of land. No physical improvements or Regulatory approvals have been made to the site. A SCRD Overlay Zoning district allows 6.61 Acres of the site to be developed with a Senior Care Retirement community after receiving a special Permit from the Planning Board. The population of Falmouth has 31,000 year round residents that are over the age of 50. SCRC use is considered legal for the site. It is physically possible given the topography, soil conditions, roadways, and utilities in place to the site. These uses are considered financially feasible as these types of large developable land site are in short supply. These uses are considered the maximally productive use of the site. Per the Bylaw, Tertiary onsite wastewater treatment is required. Therefore, the Highest & Best use of the site is to develop the 31.20 acres with a SCRC.

As an alternative, the Bylaw also allows residential, offices, banks, and restaurants. A mixed use development subject to Planning Board & Cape Cod Commission approvals, would meet the test of Highest & Best Use.

•
AS IMPROVED: None

¹ Appraisal Institute, 5th Edition, page 93.

² Ibid page 93

THE APPRAISAL PROCESS

The Intended Use of this Restricted Appraisal Report is to provide an opinion of the Market Value of the 31.20 acre. The Effective Date of the appraisal is September 24, 2021. This is achieved by a systematic gathering, classification and analysis of data that is required in the development and consideration of the three approaches to value: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The Cost Approach consists of estimating the replacement cost new of all property improvements, deducting the accrued depreciation from all sources, and then adding the estimated market value of the underlying land, which is estimated separately. This approach is not applicable to vacant land.

The Sales Comparison Approach involves a comparison of the subject to similar properties that have sold in arm's length transactions or are offered for sale. Sale and asking prices are adjusted to reflect the significant differences, if any that exist between the sale property and the subject property, and the adjusted prices correlated into a probable final value estimate for the subject property. Individual lot sales will be recited for use in valuing the property.

The Income Capitalization Approach involves an analysis of the income earning capabilities of the property being appraised by estimating the actual or market income value for one year (Direct) or over a projected holding period (Discounted Cash Flow Analysis) and deducting the operating expenses necessary to support the potential gross rental income estimate. The net operating income remaining after operating expenses is capitalized into an estimate of probable Market Value by capitalizing the one year's net operating income or by discounting the stream of net operating income estimates and the reversion value estimate over the holding into an estimate of probable market value for the subject property. This approach is not applicable to vacant land.

VALUATION RATIONALE:

The subject property is currently a developable property with a SCR D Overlay District for a senior care project or alternative mixed use. Sales of other parcels with the most similar approvals that can be located will be the basis of the Market Value opinion.

The Cost and Income Approaches have no application in this instance and will not be developed.

As a developable land with a SCR D Overlay district, the subject responds best to the Sales Comparison Approach for similar developable sites.

THE SALES COMPARISON APPROACH

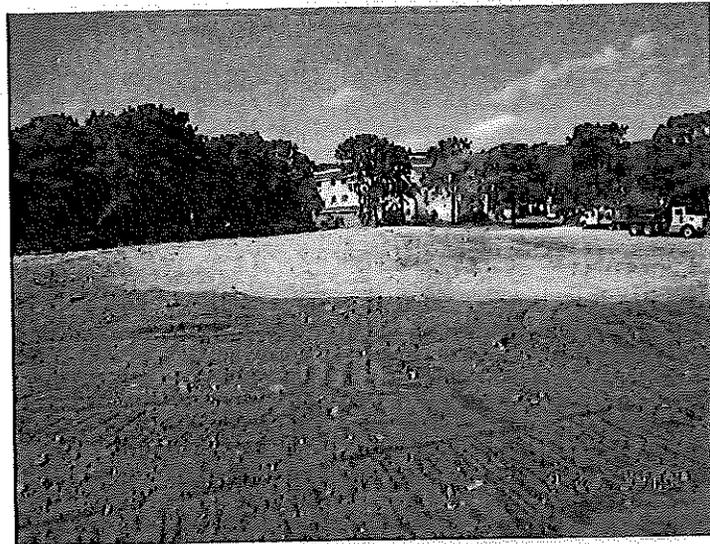
The Sales Comparison Approach is essential in most appraisals of real property value. In applying the Sales Comparison Approach, the appraiser;

1. Seeks similar properties for which pertinent sales, listings, offerings, and/or rental data are available;
2. Ascertaines the conditions of sale, including the price, motivating forces, and its bona fide nature;
3. Analyzes each of the comparable properties' important attributes in relation to the corresponding attributes of the property being appraised under the general divisions of time, location, physical characteristics, and terms of sale;
4. Considers the dissimilarities in the characteristics in terms of their probable effect on the sale price;
5. Formulates, in light of the comparisons made, an opinion of the relative value of the property being appraised.

An opinion of value of a property is derived using this approach. Similar vacant lots that have been sold recently or are currently offered for sale in the same or competing areas are compared to the subject property. Four categories of data are basic and apply to all types of property. They are (1) date of sale, (2) conditions and terms influencing each sale, (3) location of each property, and (4) physical size and characteristics of each property.

The following comparable sales described will be used to provide an opinion of the market value for the 31.20 acre site.

**THE SALES COMPARISON APPROACH
SALE 1**



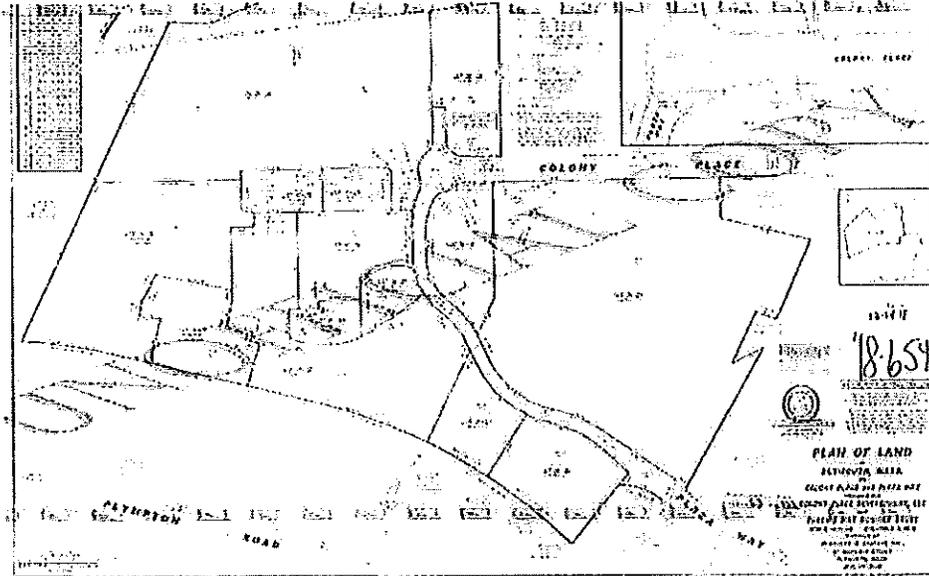
ADDRESS	850 Palmyra Road, Hyannis, MA
Property Type	Land
Sale Price	\$1,200,000
Sale Date	7/7/2020
Grantor	Lorusso Charitable Foundation
Grantee	Standard Holdings LLC
Legal Reference	Barnstable County Registry of Deeds, Book 33050 Page 46
Financing	All Cash

SITE DETAILS			
Land Area	2.98 Acres	Zoning	MAH – Multifamily Affordable Housing & GPOD
Assessors ID	250-036		

Comments: This sale is former Whitehall Nursing Home. Seller paid for removal of old building prior to closing. Existing Sewer Easement remains in front. Special Permit 2020-03 on 1/25/2021 granted a 70,000 SF Apartment complex with 53 total units. 43 units will be Market and 10 will be Affordable or 19% Affordable. Site has Town Sewer. Developer will record a Regulatory Agreement & Declaration of Restrictive Covenants prior to occupancy.

VERIFIED BY	Appraisal - Site Visit, Assessor's Records, Broker
Sales History	No sales in the previous three years
Price / Acre	\$402,685/ acre
Price / Unit	\$22,642/ Unit

SALE 2



ADDRESS	26 Colony Place, Plymouth Massachusetts
Property Type	Vacant Land
Sale Price	\$1,550,000
Sale Date	3/19/2020
Confirmation	Plymouth Planner – Arms-Length
Grantor	Colony Place Development LLC
Grantee	PVG Plymouth LLC
Legal Reference	Plymouth County Registry of Deeds, Book 52496, Page 309
Property Rights	Fee Simple
Financing	Merrimack Valley Credit Union - \$9,450,000

SITE DETAILS			
Land Area	3.11 Acres	Zoning	MC – Mixed Commerce
Assessors ID	104-026-028		& APIOD

Comments: This site received ZBA approval for 69,377 SF - 101 unit 4-story Hotel with 3,250 SF attached Office Building. Site has Town Sewer and easements for Colony Place Development. . Deed carries a 5 Year Restriction for Hotel construction.

VERIFIED BY	Deed, Assessor's Records, Town Planner
Sales History	No sales in the previous three years
Price / Acre	\$498,392/ acre
Price / Unit	\$15,347/ Unit

SALE 3



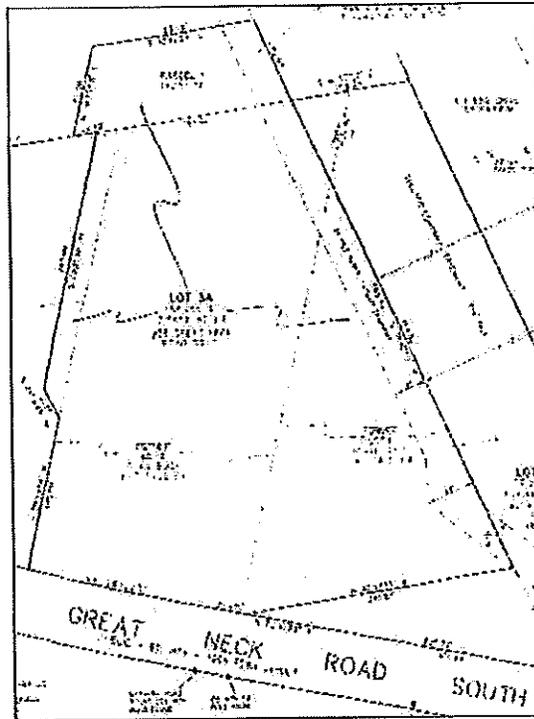
ADDRESS	881 Route 28, South Yarmouth, MA
Property Type	Land – Yarmouth Commons Apartments
Sale Price	\$2,530,000
Sale Date	3/7/2017
Grantor	John J. Hynes, Jr., Trustee of 881 Realty Trust
Grantee	DPI, LLC
Legal Reference	Barnstable County Registry of Deeds, Book 30336, Page 350 & Certificate #752
Financing	Seller - \$2,030,000 Verified w/Jack Hynes

SITE DETAILS			
Land Area	4.37 Acres/469' Frontage	Zoning	Business 2 – Hotel/Motel and Village Center Overlay Districts
Assessor's ID	41-48		

Comments: This is the sale of the former *Cavalier Motor Lodge*. The broker noted the original sales price as agreed was about \$3,500,000 with a developer asking for approval for 180 apartment units with an affordable apartment complex. Negotiations with the Town of Yarmouth reduced the units to 120; however, the neighborhood on Bannister Avenue in the rear was prepared to litigate for a much lower density, thereby holding up the development for years. The developer settled with the neighborhood allowing the number of apartments to 69, the original number of units of the motel. The price was reduced to \$2,530,000 based on this lower density. The seller indicated he had received a price of \$5.50/SF to demolish and remove all buildings.

VERIFIED BY	Site Visit, Assessor's Records, Broker
Sales History	No sales in the previous three years
Price / Acre	\$578,947 / acre

SALE 4



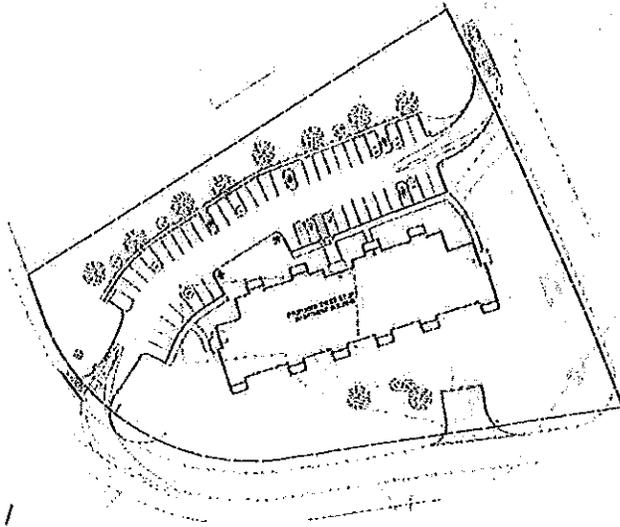
ADDRESS	58 (Lot 3A) Great Neck Road South, Mashpee, MA
Property Type	Land
Sale Price	\$1,850,000
Sale Date	3/22/2017
Grantor	GNRS-MA LLC
Grantee	Northbridge Mashpee Assisted Living, LLC
Legal Reference	Barnstable County Registry of Deeds, Book 30366, Page 96
Financing	Eastern Bank - \$17,500,000
Verified	Buff Chase, Seller

SITE DETAILS			
Land Area	3.645 Acres	Zoning	Commercial I
Assessors ID	74-27		

Comments: A sale of a vacant parcel of land with frontage on Great Neck Road South in Mashpee. Prior non-monetary transfer of Lot 3A and other land on 3/22/2017 in Book 30366, Page 93. The site was developed with a 70 unit assisted living/memory care facility with 65,583 SF. Cape Cod Commission DRI Decision for 58-1 BR & 12- 2BR Apartments. A System Development charge for tie-in to *existing* wastewater treatment facility was about \$280,000. This cost is considered about 30% of a new system. Yearly operating costs are \$4.55/gallon for 7,000 gallons +/- or \$31,850/year.

VERIFIED BY	Site Visit, Assessor's Records, County Records
Sales History	See Comment
Price / Acre	\$507,545 / Acre

SALE 5



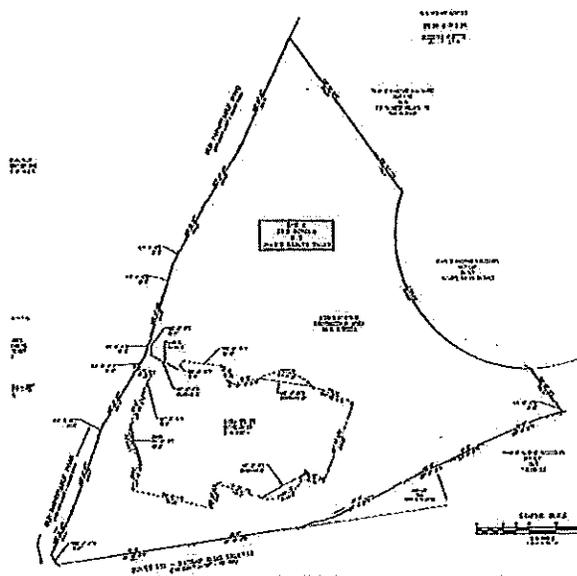
ADDRESS	206 Breed's Hill Road, Hyannis, MA
Property Type	Land
Sale Price	\$1,100,000
Sale Date	6/21/2019
Grantor	MSPCC Mass Society for Prevention of Cruelty to Children
Grantee	Molly MacGregor – Warehouse Corp. Hyannis Realty Trust
Legal Reference	Barnstable County Registry of Deeds, Book 32106, Page 217
Financing	No mortgage recorded at time of sale
Verified	Deed & broker

SITE DETAILS			
Land Area	98,580 SF or 2.26 Acres	Zoning	Industrial Ltd.
Assessors ID	314/25		

Comments: This is the sale of a former MSPCC office building that was demolished. Site is being redeveloped with a new 3-Story 29 Unit Apartment Building. The vacant parcel of land is a corner lot with 344' frontage on Independence Drive and 493' frontage on Breed's Hill Road. Site has a Fire District Easement along Breed's Hill road. Developer is Joe Keller of Hyannis, MA. The proposed 29 unit apartment building will consist of 39,312 SF. Town granted Three Variances to allow Residential Use, 3 Stories, and 50' Screening from road.

VERIFIED BY	Site Visit, Assessor's Records, Deed, & Broker
Sales History	No sales in the previous three years
Price / Acre	\$11.16/SF or \$486,726/Acre

SALE 6



ADDRESS	462 Old Barnstable Road, Mashpee, MA
Property Type	Land
Sale Price	\$2,000,000 (Deed Restriction – No Supermarket)
Sale Date	6/26/2014
Grantor	Shaws Realty Trust
Grantee	Mashpee Senior Housing, LLC
Legal Reference	Barnstable County Registry of Deeds, Book 28227, Page 49
Financing	First Niagara Bank, NA - \$13,881,000
Verified	Deed

SITE DETAILS			
Land Area	24.5 Acres	Zoning	Commercial 2
Assessors ID	73-46	Frontage	103.2' curb cut

Comments: A sale of a vacant parcel of land with frontage on Old Barnstable Road & Route 151 in Mashpee. The site has a Cape Cod Commission DRI recorded in Book 28043 Page 1 on 3/20/2014. The Planning Board Special Permit is recorded in Book 28133 Page 208 on 5/9/2014. The site has a Conservation Restriction for 19.5 Acres recorded in Book 28925 Page 211 on 6/8/2015. The site was developed with a "Bridges by EPOCH at Mashpee", a 54 unit assisted living/memory care facility in a 46,211 SF Y-shaped building on 5 Acres. A small 336 SF building houses the Amphidrome Plus wastewater treatment facility. Site has 747 L/F of frontage along Route 151 encumbered by CR buffer of 150'.

VERIFIED BY	Site Visit, Assessor's Records, County Records
Sales History	5/30/2003 \$2,350,000
Price / Unit & Acre	\$81,633/Acre & \$400,000/ Acre w/5 acres developable

ANALYSIS AND CONCLUSION:

The following summarizes the six sales considered for the 6.61 Acres of site with the area designated SCRC. The primary focus of this analysis is to judge the value of a site large enough to accommodate a senior care facility and the necessary open space required by the Bylaw.

The six sales were adjusted upward 3% per year for improving market conditions. Sale #1 was also adjusted 10% upward for inferior zoning that requires affordable units and not all market rate units.

The Chart below summarizes the Sales Price, Lot size in Acres, and adjusted Price/Acre.

Sale #1 - \$1,200,000 – 2.98 Acres - \$459,564/Acre
Sale #2 - \$1,550,000 – 3.11 Acres - \$520,820/Acre
Sale #3 – \$2,530,000 – 4.37 Acres - \$657,105/Acre
Sale #4 – \$1,850,000 – 3.65 Acres - \$566,064/Acre
Sale #5 - \$1,100,000 – 2.26 Acres - \$519,580/Acre
Sale #6 - \$2,000,000 – 5.00 Acres - \$588,938/Acre

These six (6) sales yield a wide range of \$459,564/Acre to \$657,105/Acre. The Midpoint is \$543,442/Acre. These six commercial land sales demonstrate the relationship of lot size, price/Acre, and location. The upper end of the Sales Price/Acre is represented by Sales #3 & #6, which are the dated sales from 2014 & 2017. The lower end represented by Sale #1 that is the most recent and had an affordable component to it.

Sale # is the most current sale and had no permits in place for development at the time of sale. The developer obtained approvals after the sale. Thus, Sale #1 is given most weight & consideration.

I therefore conclude on \$459,564/Acre, rounded to \$460,000 as the indicated value for the SCRC land area of 6.61 Acres. See below for calculations.

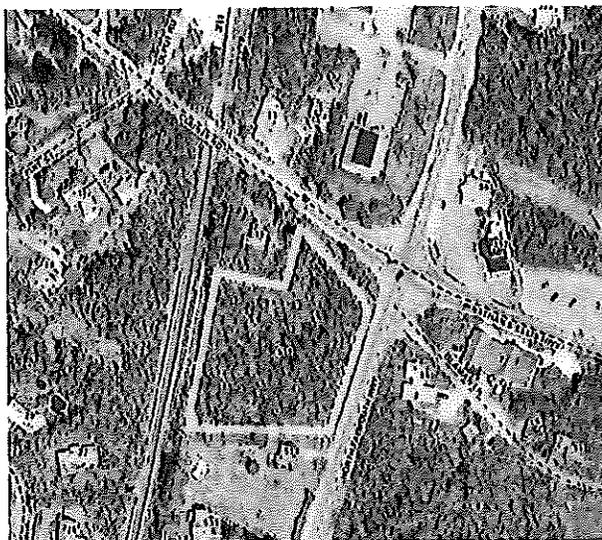
\$460,000/Acre X 6.61 Acres = \$3,040,600, rounded to \$3,040,000

**THREE MILLION & FORTY THOUSAND DOLLARS
(\$3,040,000)**

THE SALES COMPARISON APPROACH (Continued)

As a Test of Reasonableness, the appraiser cites a land listing at the intersection of North Falmouth Highway and County Road, North Falmouth. This site is a smaller size site that benefits by being proximate to Route 151. It has had a prolonged marketing period as it was considered overpriced. The North Falmouth location is seasonal and is further away from Downtown Falmouth. It's current list price as summarized on the next page is \$1,195,000

LAND LISTING #1



ADDRESS	538 North Falmouth Highway, North Falmouth, MA
Property Type	Vacant Land
Listing Price	\$1,195,000
Listing Date	10/30/2020
Confirmation	Broker/Owner Lisa Kenny
Grantor	Paula King Trust
Grantee	N/A
Legal Reference	Barnstable County Registry of Deeds, Book 2092, Page 30
Property Rights	Fee Simple
Financing	N/A

SITE DETAILS	
Land Area	1.68 Acres
Location	Good
Zoning	Business 3
Improvements	None
Current Use	Vacant Land
NonRealtyItems	None
Economic Characteristics	N/A
Physical Description	<u>Site is a 1.68-acre commercial building lot located at 538 North Falmouth Highway, N. Falmouth, MA. The lot is in a Business 3 Zoning District. The lot was previously listed for \$2,200,000, \$1,500,000, and currently \$1,195,000. The site is a corner lot with 214' on Highway with guardrail & sidewalk. The site has 195' of road frontage on County Road at a traffic light & all utilities in place and no wetlands. Currently listed for \$1,195,000.</u>

RECONCILIATION AND FINAL VALUE

Summary of Indicated Values:

The Cost Approach:	\$ N/A
The Sales Comparison Approach:	\$3,040,000
The Income Approach:	N/A

The Cost Approach and Income Approach were not developed as they are not applicable to unimproved land.

The Sales Comparison Approach was developed with six sales of commercial land. All are or were developed with senior care or apartment complexes. The sales were adjusted for increasing market and affordable units. The Sales Comparison Approach was given all weight in this analysis.

Good market data was readily available for analysis of the Sales Comparison Approach to value. As discussed above, I have given all weight to the Sales Comparison Approach.

Accordingly, the appraiser concludes that the "As Is" Market Value of 0 Nathan S. Ellis Highway, East Falmouth, MA is \$3,040,000, as of September 24, 2021.

THREE MILLION & FORTY THOUSAND DOLLARS

(\$3,040,000)

ADDENDA

QUALIFICATIONS OF JOSEPH M. CLANCY, APPRAISER

EDUCATIONAL BACKGROUND:

1971 – Bridgewater State College (B.A./History)

APPRAISAL EDUCATION:

1972 – Northeastern University, Fundamental Real Estate Appraisal

1973 – Northeastern University, Advanced Real Estate Appraisal

1975 – American Institute of Real Estate Appraisers, Course 1A

1976 – Society of Real Estate Appraisers, (now the Appraisal Institute) – R-2 Workshop
& Examination

1985 – American Society of Appraisers, Code of Ethics Exam

<u>Date</u>	<u>Courses/Seminars</u>	<u>School/Organization</u>
1/22/88	Residential Land Development	SREA #51
6/9/89	Preview of New 2-4 Family Report	SREA, MBREA, AIREA
10/24/90	Case Study 2-4 Family Appraisal & FDIC Appraisal Guidelines & Appraising in a Downward Market	A.I.R.E.A.
6/13/91	Real Estate Law for the Real Estate Appraiser	The Appraisal Institute
11/8 through 11/23/91	Capitalization Theory & Techniques Part A, Course 1BA (6 days)	The Appraisal Institute
3/25/93	Industrial Valuation	The Appraisal Institute
9/27/93	The New Uniform Residential Appraisal Report (URAR)	The Appraisal Institute
9/28/93	Appraisal Reporting of Complex Residential Properties	The Appraisal Institute
5/3/94	Feasibility Analysis Highest & Best Use of Nonresidential Properties	The Appraisal Institute
2/22/96	Appraisal of Retail properties (7 hours)	The Appraisal Institute
4/24 & 4/25/96	I410 Standards of Professional Practice (15-hour course)	The Appraisal Institute
10/22/96	Subdivision Analysis (7 hours)	The Appraisal Institute
5/18/98	Appraisal Research, Technology & The Internet: Wired to Work (7.5 hours)	MA Board of R.E.Appraisers
9/24/98	USPAP Update Seminar (7.5 hours)	MA Board of R.E.Appraisers
12/1/98	Subdivision Planning for Appraisers Seminar (7.5 hours)	MA Board of R.E.Appraisers
3/18 & 3/19/99	Attacking & Defending an Appraisal in Litigation (15 hours)	MA Board of R.E.Appraisers
6/10/99	Twenty Common Appraisal Errors (3 hours)	MA Board of R.E.Appraisers

QUALIFICATIONS OF JOSEPH M. CLANCY, APPRAISER (cont'd)

<u>Date</u>	<u>Courses/Seminars</u>	<u>School/Organization</u>
9/16/99	FHA's Homebuyer Protection Plan & The Appraisal Process (7 hours)	The Appraisal Institute
12/16/99	FHA's Appraiser Examination	U.S. Department of HUD
4/25/00	Cape Cod Land Bank Forum (3 hours)	MBREA
10/11/01	Real Estate Fraud & The Appraiser's Role (7.5 hour seminar)	MBREA
10/15/01	Supporting Capitalization Rates (7.5 hour seminar)	MBREA
2/5/02	Land Valuation (1-day seminar)	The Lincoln Institute of Land Policy
6/6/02	Real Estate Law & the Registry of Deeds (7.5 hours)	MBREA
7/14+7/28/04	Uniform Standards of Professional Appraisal Practice (USPAP) – (15 hours)	MBREA
12/15/04	Commercial Appraisal Problem Solving (7.5 hours)	MBREA
4/9/05	Appraisal Mini Workshop (7.5 hours)	MBREA
4/27/05	Apartment Appraisal Seminar 10220098 (7.5 hours)	MBREA
5/6/05	Fair Lending Seminar 10220022 (7.5 hours)	MBREA
3/3/07	12 Things Commercial Appraisers Should Know 10220119 (7.5 hours)	MBREA
11/5/07	EXPO 2007 – Commercial Program 10220157 (6.0 hours)	MBREA
1/23/08	USPAP Update Seminar – (V. 2008-09) (7 hours)	MBREA
4/9/08	Appraising in a Foreclosure Market (7 hours)	MBREA
5/22/08	Introduction to Commercial Appraisals (3.5 hours)	MBREA
10/27/10	USPAP Update Course – (V.2010-11) (7 hours)	MBREA
11/10/10	Appraising Easements 10220177 (7 hours)	MBREA
3/16/11	Income Property Appraisal Overview 10220167 (7 hours)	MBREA
3/27/11	The Nuts & Bolts of Green Building for Appraisers 10480077 (3 hours)	McKissock
4/18/11	Online Appraising Convenience Stores (7 hours)	Appraisal Institute
5/16/11	Online small Hotel/Motel Valuation (7 hours)	Appraisal Institute
6/9/11	Uniform Appraisal Dataset 10220206 (7 hours)	MBREA
12/9/11	USPAP Update Seminar – (V.2012-13) (7 hours)	MBREA
3/13/13	Appraising & Analyzing Retail Shopping Centers for Mortgage Underwriting 10480079 (7 hours)	McKissock
5/12/13	Appraising FHA Today 10480044 (7 hours)	McKissock
5/30/13	Online Forecasting Revenue (7 hours)	Appraisal Institute
3/25/14	USPAP Update Seminar – (V.2014-15) (7 hours)	McKissock

QUALIFICATIONS OF JOSEPH M. CLANCY, APPRAISER (cont'd)

<u>Date</u>	<u>Courses/Seminars</u>	<u>School/Organization</u>
6/26/14	Restaurant Valuation Issues 10220237 (7 hours)	MBREA
11/11/14	Appraisal of Self Storage Facilities 10480137 (7hrs)	McKissock
4/4/15	Appraisal of Fast Food Facilities 10480145 (7hrs)	McKissock
2/8/16	USPAP Update Seminar-(V.2016-17) (7 hours)	McKissock
1/2/17	Appraisal of Land subject to Ground Leases 10480146 (7 hours)	McKissock
2/19/17	Appraisal of Industrial Incubators 10480151 (7hrs)	McKissock
4/27/17	Appraisal of Owner-Occupied Commercial Properties 10480150 (7hrs)	McKissock
1/15/18	USPAP Update Seminar (V.2018-19)(7 hours)	McKissock
4/4/18	Basic Hotel Appraising – Limited Service Hotels 630001 (7 hours)	McKissock
12/29/18	Advanced Hotel Appraising – Full Service Hotels 10480162 (7 Hours)	McKissock
3/7/19	Appraisal of Land Subject to Ground Leases 10480146 (7 Hours)	McKissock
11/2/20	USPAP Update Seminar (V.2020-2021)(7hrs)	McKissock
2/15/21	Sales Comparison: A Fresh Approach 1320031 (7hrs)	Hondros
3/7/21	Appraisal of Industrial & Flex Buildings 630057 (7hrs)	McKissock
3/28/21	Appraisal of Owner-Occupied Commercial Properties 10480150 (7hrs)	McKissock

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS:

<u>Date</u>	<u>Name of Organization</u>	<u>Designation</u>
1985-2018	American Society of Appraisers	ASA (Former Sr. Member)
1/15/03	MA Board of Real Estate Appraisers	MRA

Prepared Residential and/or Commercial Appraisals for:

Bank of Canton, Canton, MA
 Boston Private Bank & Trust, Boston, MA
 Cambridge Mortgage Group, LLC, Hingham, MA
 Cape Cod Co-operative Bank, Yarmouthport, MA
 Cape Cod Five, Orleans, MA
 Chase Home Mortgage Corp., Approved Appraiser #10719
 City National Bank, Los Angeles, CA
 Citizens Mortgage Corp., Manchester, NH
 Citizens-Union Savings Bank, Fall River, MA
 Community Bank, Brockton, MA
 Dedham Institution For Savings, Dedham, MA

QUALIFICATIONS OF JOSEPH M. CLANCY, APPRAISER (cont'd)

Eastern Bank, Boston, MA
Edgartown National Bank, Edgartown, MA
First Citizens Federal Credit Union, New Bedford, MA
Florence Savings Bank, Florence, MA
Harbor One Credit Union, Brockton, MA
Holbrook Cooperative Bank, Holbrook, MA
Martha's Vineyard Savings Bank, Edgartown, MA
Salem Five Mortgage Corp., Plymouth, MA
Service Credit Union, Portsmouth, NH
Sovereign Bank, Cape Cod & Islands Region
Sun Trust Bank, Atlanta, GA
The Village Bank, Auburndale, MA
The Washington Trust Company, Westerly, RI
West Bank, W. Springfield, MA

Governmental Agencies:

Department of HUD, Boston, MA
F.D.I.C., E. Hartford, CT
MassHousing, Boston, MA
National Credit Union Administration, Braintree, MA

EXPERIENCE:

Full-time appraiser since 1972. Prepared narrative appraisal reports for various banks, towns, and individuals on residential and commercial properties.

EXPERT WITNESS:

Testified before the following tribunals:

- Commonwealth of Massachusetts Appellate Tax Board
- Barnstable County Family & Probate Court
- Barnstable County Superior Court
- Dukes County Family & Probate Court
- Dukes County Superior Court
- Suffolk County Family & Probate Court
- U. S. Bankruptcy Court, Boston, MA
- JAMS (Judicial Arbitration & Mediation Services)

OTHER:

- Town of Falmouth – The 300 Committee & Land Bank
- Town of Mashpee – Self-Help Appraisals
- Town of Bourne – Land Bank Committee & Board of Selectmen
- Town of Yarmouth – Land Bank Committee & Board of Selectmen
- Town of Chatham – Land Bank Committee
- Town of Barnstable – The Barnstable Community Preservation Committee

LICENSE:

Certified General Real Estate Appraiser, Commonwealth of Massachusetts; License #76, Serial #75706, expires 7/23/2023

CLANCY APPRAISAL CO., INC.
24 Spring Bars Road, Suite 3B
Falmouth, MA 02540
(508) 540-9515 – Fax (508) 540-6586
Email: info@clancyappraisal.net

Fold, Then Detach Along All Perforations

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF PROFESSIONAL LICENSURE
BOARD OF

REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

JOSEPH M CLANCY
457 CURRIER RD
E FALMOUTH, MA 02536-4208

76 07/23/2023 75706

LICENSE NUMBER EXPIRATION DATE SERIAL NUMBER

Joseph M. Clancy
LICENSEE SIGNATURE



Town of Falmouth
Planning Department
59 Town Hall Square, Falmouth, MA 02540

To: Julian Suso, Town Manager
From: Thomas Bolt, Town Planner 
Jed Cornock, Assistant Town Planner
Date: November 22, 2021
RE: 0 Nathan Ellis Highway

At your request, the Planning Department reviewed the real estate appraisal for the subject property, dated September 24, 2021, prepared by Clancy Appraisal Co., Inc in order to provide reasonable options and alternatives for future development.

Overview

As the appraisal points out, the subject property currently consists of 4 individual parcels, totalling approximately 31.20 acres, located on the southeastern quadrant of the Route 28 and Route 151 intersection. The surrounding land uses include large areas of open space with some light industrial uses to the north, medium to large lot single family residential and golf courses to the east and south, and smaller lot single family residential with pockets of commercial and light industrial areas to the west.

Zoning Review

Dimensional Requirements/Restrictions

The subject property is located in the Agricultural AA (AGAA) zoning district and the Senior Care Retirement District (SCRD), which have the following dimensional requirements/restrictions:

- Minimum lot size: AGAA = 80,000 square feet; SCR D = 45,000 square feet
- Minimum frontage: AGAA = 150 feet; SCR D = 100 feet
- Minimum lot width: AGAA = 200 feet; SCR D = 150 feet
- Maximum lot coverage: AGAA & SCR D = 20% (structures), 40% (structures, paving, parking)

Permitted Uses

The following uses are currently permitted for the subject property (*please note, this is not an exhaustive list – it is provided for illustrative purposes only*):

Agricultural AA

- 1) One-family detached house,
- 2) Community Service Uses (cemetery, child day-care center, library, school, etc.),
- 3) Municipal Uses (beach, municipal recreation building, park or playground, etc.),
- 4) Other Principal Uses (agriculture, horticulture, floriculture, etc.),
- 5) Accessory Uses (home occupation, roadside stand, wireless communication facility, etc.),
- 6) Special Permit Uses (accessory apartment, airport or landing strip or pad, boat storage, commercial nursery, contractor yard, golf course, television or radio antenna, wind energy system, etc.).

Senior Care Retirement District

1) One-family detached dwelling, 2) Bank, 3) Medical clinic, medical and allied health office, 4) Professional office, 5) Public or nonprofit housing for seniors, subject to the requirements of 240-11.6D, 6) Restaurant, Class I or II, 7) Religious institution.

Development Constraints

Although the subject property has a number of positive attributes (close to a highway interchange, currently undeveloped, large amount of land, etc.), below are some development constraints worth noting:

Utility Easement

There is an existing utility easement that cuts through the two large parcels, creating potential issues as it relates to crossing the easement, the required setbacks from the easement, and navigating the associated restrictions while working with the utility company.

Frontage

Although there appears to be frontage along Route 151, the proximity to the Route 28 on/off ramps will likely necessitate coordination with MassDOT and could result in issues or complexity for constructing an entranceway to a new development. There appears to be frontage along Old County Road (town owned unbuilt roadway); however, it is unclear why the road was never built.

Topography

As noted in the appraisal, the subject property has numerous elevation changes that will likely make new development either challenging or expensive.

Senior Care Retirement District (SCRD) Limitations

The SCRD allows a Public or Nonprofit Housing for Seniors use by-right and a Senior Care Retirement Community by Special Permit. Both of these options for senior housing have restrictions that limit their potential at this subject property. Specifically, both the Public or Nonprofit Housing for Seniors use and the Senior Care Retirement Community use cannot have a density of greater than 6 units per acre [§240-11.6D(2) and §240-6.7C(3)] and the Senior Care Retirement Community [§240-6.7C(4)] needs to have a minimum total area of 15 acres. At 6 units per acre within the 6.6-acre SCRD, not considering setbacks, parking requirements, or lot coverage, the total future Public or Nonprofit Senior Housing and Senior Care Retirement Community would likely be capped at approximately 36 to 48 units (provided that a density bonus [§240-6.7C(12)] would be approved by the Planning Board). Currently, the Special Permit option is not feasible as the SCRD doesn't meet the 15-acre minimum.

Conclusions

Considering the allowed uses for both zoning districts and the associated regulations and restrictions, the location of the subject property, and the surrounding land uses, the Planning Department concludes that the highest and best uses for each zoning district would likely include:

Agricultural AA: 1) wireless communication facility, 2) contractor yard, or 3) commercial nursery

Senior Care Retirement District: 1) medical clinic, medical and allied health office, public or nonprofit housing for seniors, 3) professional office.

Although, medical office space is one of the possible outcomes for this site, that type of use is typically located close to complementary services (hospitals, pharmacies, etc.), which is not the case here. Moreover, the restrictions for both types of allowable senior housing on the subject property could make that use challenging. If the SCRD were to be expanded in the future, it would provide a better opportunity for senior housing at that location.

As noted in the appraisal, the town has the opportunity through the Right of First Refusal to purchase the subject property within 120 days of the accepted offer. Purchasing this property could prevent future development or provide the time for the creation of a future undetermined land use that would likely involve working with the Cape Cod Commission. Given the lots configuration and the various easements that cross it, along with its topography it would be a difficult site to develop under the existing zoning. It is also quite likely that the process of development would result in a considerable amount of earthmoving as well, whether it be creating a balanced site or removing material from the site. Removing material from the site would be a likely alternative for a future developer to try to defray some of the site development cost.

CC: Frank Duffy, Town Counsel
Peter Johnson Staub, Assistant Town Manager

Attachments: GIS Maps produced by Jed Cornock saved at T:\Projects\0 Nathan Ells Hwy

0 Nathan Ellis Hwy

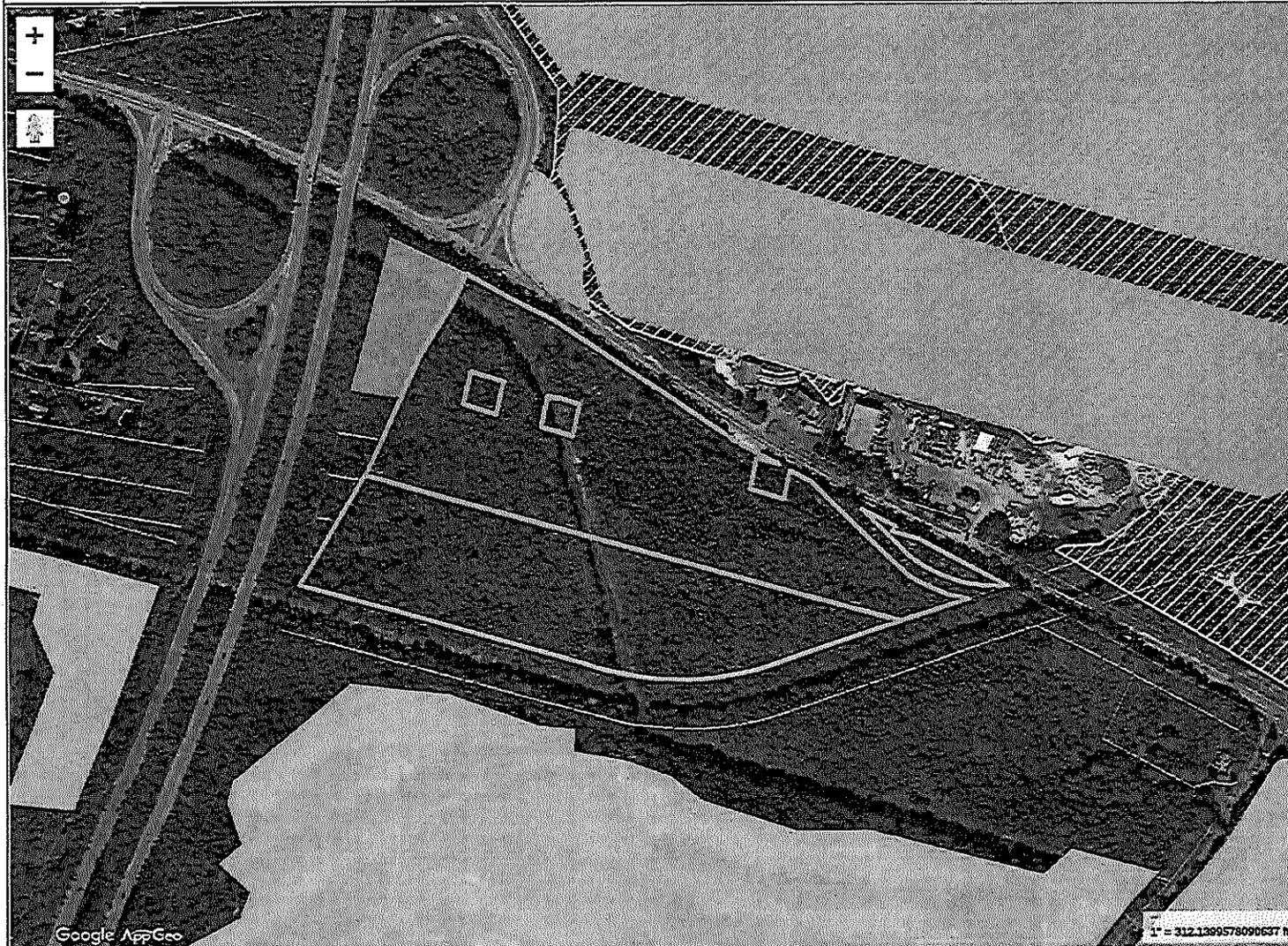


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

0 Nathan Ellis Hwy





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NOT A LEGAL DOCUMENT**

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<p>State DEP Wetlands</p> <ul style="list-style-type: none"> Shoreline Hydrologic Connection Mean Low Water Line Wetland Limit Closure Line Reservoir (with PWSID) Marsh/Bog Wooded Marsh Cranberry Bog Salt Marsh Tidal Flats Beach/Dune 	<p>Prime Farm Land Soils</p> <ul style="list-style-type: none"> ALL AREAS ARE PRIME FARMLAND FARMLAND OF STATUTORY IMPORTANCE FARMLAND OF UNIQUE IMPORTANCE
<p>Water Resource Protection</p> <ul style="list-style-type: none"> Watershed Zone II Wethead Protection Area Instream Wethead Protection Area Surface Water Protection Zones: <ul style="list-style-type: none"> ZONE A ZONE B ZONE C 	<p>Open Space</p> <ul style="list-style-type: none"> FEDERAL STATE COUNTY MUNICIPAL PUBLIC NONPROFIT LAND TRUST CONSERVATION ORGANIZATION NONPROFIT PRIVATE OTHER UNKNOWN
	<p>Natural Resource Protection</p> <ul style="list-style-type: none"> NHESP Certified Vernal Pools NHESP Potential Vernal Pools NHESP Priority Habitats of Rare Species NHESP Estimated Habitats of Rare Wildlife Areas of Critical Environmental Concern

1" = 312.1389578090637 ft

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

0 Nathan Ellis Hwy



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NOT A LEGAL DOCUMENT**

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Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LAURA M. MOYNIHAN
Attorney at Law

*17 Academy Lane, Suite 1
Falmouth, Massachusetts 02540
Telephone: 508-548-5558
Fax: 508-548-5553
Email: laura@lmoynihanlaw.com*

Via Certified Mail, Return Receipt Requested

July 28, 2023

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

Attn: Mr. Michael Renshaw, Town Manager

Re: 31.2 Acres on Route 151, Falmouth, MA – Falmouth Tax Assessor's Map 06 - Section 01, Parcel 0003B, Lot 000; Parcel 008, Lot 14; Parcel 008C, Lot 015; Parcel 013B, Lot 000 shown as Parcel A, Parcel B and Parcel C on a plan of land recorded at the Barnstable County Registry of Deeds Plan Book 495 Page 50 (collectively the "Premises").

Dear Mr. Renshaw:

I represent CLSV Associates Limited Partnership, owner of the Premises as referenced above (the "Owner").

The Premises is subject to a Right of First Refusal dated January 14, 2003, recorded at the Barnstable County Registry of Deeds in Book 16253 Page 136, a copy of which is enclosed for reference (the "Right of First Refusal").

This letter is a Disposition Notice of the Owner of its intention to sell the Premises, as reference in and required by the Right of First Refusal.

The Owner has executed a Letter of Intent agreement for sale of the Premises (copy enclosed), subject to the waiver of the Right of First Refusal by the Town of Falmouth. The terms of the purchase and sales agreement are:

Purchase Price:	\$4,500,000.00
Closing Date:	January 6, 2025
Closing Date Extension to:	July 6, 2025
(In exchange for Cash Payments to Seller)	
Deposit:	\$75,000.00

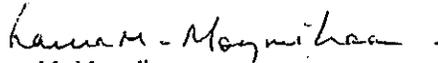
Buyer Contingencies: Due Diligence, Permits and Approvals Secured for an approximate 248-unit residential community, including Senior Housing, Affordable Housing, Multi-Family Housing and related commercial uses.

In accordance with the Right of First Refusal, if the Town desires to exercise its Right of First Refusal, the Town shall within 120 days from receipt of this Disposition Notice deliver a written notice to the Owner stating that it intends to exercise its Right of First Refusal (the "Purchase Notice"). Further, the Purchase Notice from the Town is to set forth a closing date which is not less than 15 days after delivery of the Purchase Notice by the Town to the Owner, and which is within such 120 day period, and the Town is to complete the closing of the acquisition within such 120 day period.

The Right of First Refusal provides for a 360 day period by which the Owner may complete the purchase with the Owner's buyer if the Town does not intend to purchase the Premises. The closing date proposed in the Owner's purchase and sales agreement exceeds such 360 day period. If the Town declines to purchase the Premises, the Owner is requesting that its notice to the Owner or waiver of Right of First Refusal provide that it is valid and in effect until up to the potential closing date of July 6, 2025.

Thank you for your assistance.

Sincerely,


Laura M. Moynihan

Encls.

Cc CLSV Associates Limited Partnership
PO Box 1683
North Falmouth, MA 02536
(By First Class Mail and Email)

Peter Johnson-Staubb, Asst. Town Manager
(By Email)

**Letter of Intent ("LOI")
to Purchase**

Parcel A, Parcel B, Parcel C and Lot 15
Nathan Ellis Highway,
East Falmouth, Massachusetts

PJC Investments, LLC or their nominee ("Buyer") offers to purchase the parcel of land defined herein located in Falmouth, Massachusetts, as generally defined on the attached plan subject to the following terms and conditions:

SELLER: CLSV LIMITED PARTNERSHIP

BUYER: PJC Investments, LLC ("Buyer"), or its affiliated assignee designated to Seller prior to Closing.

PURPOSE: The purpose of this LOI is to outline major substantive terms of a purchase and sale transaction between Buyer and Seller; however, it is subject to the preparation and execution of a mutually acceptable Purchase and Sale Agreement ("PSA"). Until a mutually acceptable PSA is duly executed and delivered, there shall be no binding agreements between the parties.

1. **PROPERTY:** The land together with the buildings and improvements thereon situated at 31 Acre property located along Nathan Ellis Highway, East Falmouth, Barnstable County, Massachusetts, shown as Parcel A, Parcel B, Parcel C and Lot 15 on a plan recorded in the Barnstable County Registry of Deeds in Plan Book 495 Page 50, a copy of which is attached hereto (hereinafter collectively called the "Premises"). For SELLER's title see Deed registered in Barnstable County Registry of Deeds, Book 17120 Page 137.

PURCHASE

PRICE: \$4,500,000 base price—with credit for any deposit (below), and customary closing adjustments as outlined below.

PROPOSED

USE: In conformance with the existing zoning, an approximate 248-unit residential community, including Senior Housing, Affordable Housing, Multi-Family housing, related commercial.

RIGHT OF

FIRST REFUSAL: Seller will pursue the Town of Falmouth's waiver of right of first refusal immediately upon receipt of the execution of this letter of intent. Seller's obligations to sell to Buyer are contingent upon such written waiver being received by Seller within 90 calendar days of the date hereof and effective to the Closing Date as defined below (the "Waiver").

The buyer consents that this LOI can be released to the Town of Falmouth for consideration of the right of first refusal.

**REVIEW
PERIOD:**

The Review Period (the "Review Period") shall be a period of ninety (90) business days following receipt of the Waiver. During the Review Period, Buyer shall investigate all issues relating to its development of the Property including but not limited to permits, title, site planning, environmental (provided that any evaluation of environmental conditions that requires installation of borings, wells or test pits or that requires sampling of soil, sediment, groundwater, air or vapor shall be conducted only if the Seller has reviewed and approved in its sole discretion a scope of work from the Buyer), market, and financing, subject to customary insurance, indemnification and restoration provisions.

Seller agrees to provide to Buyer digital copies of all existing engineering plans, topography plans and surveys, including the CAD (Computer Aided Design) and all plans, environmental, traffic, or other reports or studies or surveys or permits or letters received by Seller from federal, state or local government agencies and/or governmental approvals, with respect to the Premises, currently existing and within Seller's possession, ownership and control to Buyer within 5 business days of the date of this Agreement, along with the consent of Seller to allow Buyer to utilize such plan, report or study and confirming that Seller has paid for such plan, report or study.

All costs associated with the Review Period shall be borne by the Buyer. Buyer estimates that pre-development costs will be between \$250,000 - \$350,000. Buyer must provide evidence of adequate insurance naming or providing for Seller as an additional insured to Seller prior to entry for such purposes.

Notwithstanding anything contained herein to the contrary, if the Buyer is not satisfied, in its sole discretion, with the Buyer's title examination, analysis and study of the Property, the Buyer shall have the right to terminate this Offer and the Agreement by sending a written notice of termination to the Seller on or before the third (3rd) business day after the expiration of the Review Period, in which event the Initial Deposit shall be promptly refunded and this Offer and the Agreement thereupon shall terminate and the parties shall have no further recourse against one another.

TITLE:

At Closing, the Seller shall deliver to the Buyer its fee simple interest in the Property, subject only to encumbrances as Buyer or Buyer's Counsel shall have identified during the Review Period. Buyer agrees that any objections to title to the date of Buyer's title examination are to be determined within the Review Period.

EXCLUSIVITY:

The Seller shall not offer the Property to potential buyers and shall deal exclusively with the Buyer during the date of this LOI in negotiating the PSA.

**DEPOSIT
SCHEDULE:**

Seller's counsel shall act as escrow agent subject to terms of this LOI.

Buyer shall post deposits as follows:

- \$75,000 upon the execution of the PSA ("Initial Deposit"). The Initial Deposit shall become nonrefundable upon receipt of the Development Approvals, excluding the building permit.
- An additional non-refundable \$5,000 a month shall be remitted to the seller by Buyer and continue during the permitting period. This will commence the first day of the month after the Review Period has expired and continue on the first day of the month thereafter. The deposits are property of the seller upon receipt but will be credited at closing as pre-payments of purchase price.
- An additional \$50,000 deposit shall be made and held in escrow upon the issuance of all development permits with all appeals having expired, including but not limited to relevant Permits from the Town of Falmouth and the requisite approvals from the Cape Cod Commission but excluding building permits. (Collectively, the "Development Approvals")

All deposits shall be applied to the Purchase Price at Closing except as otherwise provided and will become non-refundable upon all appeal periods expiring for the Development Approvals.

BROKER: It is understood and agreed that the Seller is responsible for any payments due for any representation provided to or contracted for in the sale of the Property, if any. Seller shall pay any and all fees or commissions associated with this transaction incurred by Seller. Buyer represents that Buyer has not dealt with any broker with respect to the Property of this transaction.

SETTLEMENT

COSTS: Transfer/documentary stamps relating to the recordation of the transfer deed shall be paid by Seller. Costs such as property taxes and assessments, which are typically prorated, will be prorated between Buyer and Seller as of the date of Closing. Buyer will pay for recording any mortgages on the Property and Seller will pay for the release of any liens on the Property, if any.

PSA: Buyer and Seller will use their reasonable efforts during the Review Period to enter into a mutually satisfactory PSA within forty-five (45) calendar days after the issuance of the Town of Falmouth's waiver of right of first refusal. This LOI is expressly contingent upon the execution and delivery of a mutually satisfactory PSA. It is expressly understood that this Letter of Intent does not constitute a legally binding contract between the parties hereto, and no binding contract or obligation between the parties shall exist until the parties have executed the PSA. Said PSA shall incorporate the general provisions contained herein and such other provisions as may be agreed to by the parties.

CLOSING: Closing will occur on a mutually agreed upon date within sixty (60) calendar days after the Buyer receives all Development Approvals but not later than one (1) year from expiration of the Review Period. ("Closing Date"). Notwithstanding, the PSA shall include a provision granting up to six (6) one (1) month extensions of the Closing Date upon the payment to Seller of a non-refundable extension fee of \$5,000 for each one-month extension ("Approval Period Extension Fees") if the Development Approvals have not been received within twelve

Letter of Intent for _ Parcel A, Parcel B, Parcel C and Lot 15
Nathan Ellis Highway,
East Falmouth, Massachusetts
Page 4

(12) months after the end of the Review Period, so long as Buyer has diligently pursued same. Such one-month extension payments shall be credited to the Purchase Price.

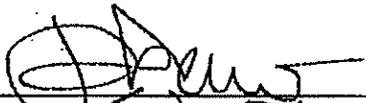
Notwithstanding the foregoing, if the approvals have been issued but become the subject of an appeal, Buyer shall be entitled to challenge such appeal, during which the Monthly Appeal Extension Payments shall be \$5,000 per month. Monthly Appeal Extension Payments shall be credited to the purchase price. Buyer shall, at all times, use good faith and diligent efforts to obtain the Development Approvals; provided that Buyer reserves the right to discontinue such efforts if any Development Approval is not likely in Buyer's judgment to be issued on terms and conditions acceptable to Buyer.

Notwithstanding any other provision hereof, this letter is only a letter of intent, and, prior to any execution of a Purchase and Sale Agreement, neither party shall have any obligation to buy or sell the property or to agree to a Purchase and Sale Agreement and either party is free in its sole discretion to terminate or abandon negotiations, without cause, at any time.

The Undersigned Buyer and Seller Herby confirm and certify that they are not affiliated entities and that none of the partners, principals or members have financial ownership interests in the other entity.

Executed this 10 th day of July, 2023.

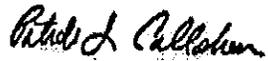
FOR SELLER

By: 

Printed: Jody Shaw

Its: Manager

FOR BUYER

By: 

Printed: Patrick Callahan for PJC Investments, LLC

Its: Manager

Right of First Refusal

This Right of First Refusal is granted by CLSV ASSOCIATES LIMITED PARTNERSHIP, with an address of P.O. Box 367, 125 Falmouth Woods Road, North Falmouth, Massachusetts 02556 ("Grantor") to the TOWN OF FALMOUTH, MASSACHUSETTS, with an address of Falmouth Town Hall, Falmouth, MA 02540 Attn: Town Administrator (with its successors and assigns, the "Town") with respect to that certain parcel of land of approximately 31.2 acres on Route 151 in Falmouth, Massachusetts, which is shown on the Falmouth Tax Assessor's Map 06, Section 01 as Parcel 003B, Lot 000, Parcel 008, Lot 014, Parcel 008C, Lot 015, and Parcel 013B, Lot 000 (collectively, the "Property") and is shown as Parcel A, Parcel B, and Parcel C on a plan of land entitled "Plan of Land prepared for Ballymeade Development Corp. of Parcels 3, A, B & C in Hatchville Falmouth, Mass." dated May 13, 1993, prepared by Holmes & McGrath, Inc., which plan is recorded at Barnstable County Registry of Deeds at Plan Book 495, Page 50.

FOR VALUE RECEIVED, Grantor hereby grants a right of first refusal on the Property in favor of the Town on the following terms and conditions:

1. Grant of Right.

(a) If Grantor proposes to sell, transfer, assign, or long-term ground lease all or any part of the Property (the portion of the Property proposed for transfer being the "Offered Property") to any person or entity (except as specified in Section 3 below), Grantor grants to the Town a right of refusal (the "Right of Refusal") to purchase the Offered Property. Notwithstanding anything to the contrary contained herein, the granting by Grantor of a mortgage, security interest, short-term license or lease or other lien or encumbrance shall not constitute the disposition of the Property for purposes of this Agreement. Grantor shall deliver to the Town written notice of its intent to sell (a "Disposition Notice"), which notice shall state the offer price and all other material terms of the offer. If the Town desires to exercise its Right of Refusal, the Town shall have 120 days from its receipt of the Disposition Notice to deliver a written notice (the "Purchase Notice") to Grantor stating that it intends to exercise its Right of Refusal hereunder, which Purchase Notice shall set forth a closing date which is not less than 15 days after delivery of the Purchase Notice and which is within such 120 day period, and consummate the Closing of the acquisition within such 120 day period.

(b) After timely delivering a Purchase Notice, the Offered Property shall thereafter be conveyed to the Town (or any nominee designated in the Purchase Notice) on the terms contained in the Disposition Notice, and the closing of such transaction shall occur on the date established by the Town in the Approval Notice. Such closing shall be on an all cash basis.

(c) If the Town does not deliver a Purchase Notice to Grantor within the allotted 120 day period, or if the Town fails to perform its obligations and conclude the

Return to:
Carol A. Kenney, Esq.
157 Locust St.
Falmouth, MA 02540

transaction on or before the designated closing date, Grantor may thereupon proceed to sell the Offered Property at any time within 360 days from the date of the Disposition Notice for a price not less than that set forth in the Disposition Notice (with any financing arrangement deemed appropriate by Grantor) and may record a certificate executed under pains and penalties of perjury in the Barnstable County Registry of Deeds evidencing its compliance with its obligations hereunder, which certificate shall be deemed conclusive in favor of bona fide third party purchasers for value. Upon such recording, this Right of Refusal shall thereafter be of no force and effect and any subsequent owner of the Offered Property (other than an entity described in Paragraph 4 below) shall no longer be obligated by the terms hereof. If Grantor does not complete the sale of the Offered Property within this 360-day period, the Town's Right of Refusal shall once again apply. If the Offered Property is disposed of for a price which is less than the price stated in the Disposition Notice given by the Grantor, then any such disposition by the Grantor shall be null and void and the Property shall continue subject to the Right of Refusal.

(d) In the event that the Grantor fails to offer the Offered Property to the Town as set forth above, whoever may then hold title shall convey the Offered Property forthwith to the Town, upon demand, for the same consideration that the Town would have had to pay had the offer been properly made. Such demand of the Town upon the then title holder shall be made within ninety (90) days after receipt by the Town of actual notice that a transfer of the Offered Property has been completed, which 90 day period the Town acknowledges shall be adequate time for obtaining all approvals necessary for making such demand. Constructive notice by recording or otherwise shall not constitute such actual notice.

2. Notice

(a) Any notices, consents, approvals, submissions or demands given under this Agreement (herein called "Notice" or "Notices") shall be in writing. Unless otherwise required by law or governmental regulation, notices shall be deemed given if sent by registered or certified mail, return receipt requested, postage prepaid (1) to the Town at the address of the Town set forth above or such other address as the Town may designate in writing from time to time or (2) to Grantor at the address set forth above or such other address as the Town may designate in writing from time to time. Addresses for the receipt of notice may not be changed except by Notice given as set forth above.

(b) If this Agreement provides for a designated period after a Notice within which to perform an act, such period shall commence on the date of receipt of the Notice.

(c) If this Agreement requires the exercise of a right by Notice on or before a certain date or within a designated period, such right shall be deemed exercised on the date of mailing of the Notice pursuant to which such right is exercised.

3. Inapplicable to Transfers to Listed Entities. The Right of First Refusal shall not apply to a proposed conveyance of the Property or any portion thereof to any of the following entities: Ballymeade Associates Limited Partnership I, Ballymeade

Development Corp., Saint Bernard Associates Limited Partnership, Saint Bernard Development Corporation, Saint Bernard Associates Limited Partnership, Bayview Ridge Associates Limited Partnership, or Falmouth Golf LLC. The Right of First Refusal shall apply, however, to any subsequent conveyance of the Property or any portion thereof by such listed entities to any person or persons not so listed. If the Property or any portion thereof is conveyed in a transaction not subject to this Right of First Refusal, Grantor shall give written notice of the same to the Town, which notice shall contain the name and address of the grantees.

4. Duration. If not earlier terminated in accordance with the terms hereof, this Right of First Refusal shall remain in effect until the day before the thirtieth (30th) anniversary of the date of execution of this instrument.

Executed as a sealed Massachusetts instrument this 14th day of January, 2003

CLSV ASSOCIATES LIMITED PARTNERSHIP,
By BALLYMEADE DEVELOPMENT CORP.,
It's general partner:

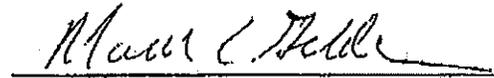

Name: John T. Callahan, III
Title: President

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

January 14, 2003

Then personally appeared the above-named JOHN T. CALLAHAN, III, President of BALLYMEADE DEVELOPMENT CORP. as General Partner of CLSV ASSOCIATES LIMITED PARTNERSHIP, and acknowledged the foregoing to be his free act and deed and the free act and deed of said entity, before me,


Mark C. Gildea, Notary Public
My Commission Expires: 02/21/08

BARNSTABLE REGISTRY OF DEEDS

OPEN SESSION

BUSINESS

8. Request for waiver of the special event permit fee for the 24th annual Chris Wetherbee Memorial Toy Run motorcycle fundraising ride – Sunday, 11/5/23 **(5 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 8.

ITEM TITLE: Request for waiver of the special event permit fee for the 24th annual Chris Wetherbee Memorial Toy Run motorcycle fundraising ride- Sunday, November 5, 2023

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Letter from Event Coordinator, Estimated Event Expenses, Special Event Permit Application, and Event Route Map

PURPOSE:

The Event Coordinator, Ms. Tammy Baptiste, has requested that the Select Board consider waiving the special event permit fee of \$300.00

BACKGROUND/SUMMARY:

- This year will mark the 24th annual Chris Wetherbee Memorial Toy Run.
- The event coordinator is estimating that there will be between 100-150 riders/participants for the November 5, 2023 event.
- A map of the planned route is attached to the Board packet, however, the event will follow the same path as in previous years, starting at the Eagles Hall in Buzzards Bay and riding to the Navigator in Falmouth.
- The event coordinator has indicated that for the most part, the expenses- which are

estimated to be between \$1,050 and \$1,250, are covered by the event organizers and participants.

- Town staff has reviewed the event application and the standard conditions, including a Police Detail Sergeant for support at intersections and Fire Department for EMS or fire detail, apply.

DEPARTMENT RECOMMENDATION:

The Town Manager is recommending that the Select Board vote to waive the special event permit fee of \$300.00 as requested by the event coordinator.

OPTIONS:

- 1) Motion to waive the special event permit fee of \$300 as requested;
- 2) Motion to deny the waiver of the special event permit fee;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager is recommending that the Select Board vote to waive the special event permit fee of \$300.00 as requested by the event coordinator.

Michael Renshaw

Town Manager

9/7/2023

Date

To Whom It May Concern:

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



To Whom it May Concern:

As many of you know, we have had housing and other financial crises on Cape Cod for some time. We seem to have many families who suffer these hardships here on Cape Cod, and each year, it seems the needs are getting greater. Many people have been laid off or will be laid off and as prices continue to rise they cannot make ends meet. With the holidays fast approaching the families still need our help. It is important to the community that we continue this ride to support the children on Cape Cod. We will begin the ride with registration at the Eagles Hall in Buzzards Bay, and then ride to the Navigator in Falmouth as we have in previous years. A map of the route has been attached to the application. At the Navigator, the toy truck will be unloaded, and the toys will be loaded into the vehicle provided by Boys and Girls Club of Cape Cod. There will be a presentation of donations, and a light lunch will be available.

I hope you all will approve our Special Event Permit, and waive the permit fee. Please be assured that we will certainly be doing our best to provide a safe ride all the way around.

Thank you for your consideration.

Sincerely,

Tammy A Baptiste

Coordinator

Chris Wetherbee Memorial Toy Run

Chris Wetherbee Toy Run - Estimated Out of Pocket Expenses

Office Expenses - Ink, paper, raffle tickets, bags, etc.	\$250-\$300
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	\$250-\$300
Total Estimated Expenses	\$1050-\$1250

For the most part the expenses listed above come out of our pockets directly. Thus, we are asking for the \$300.00 permit fee to be waived.



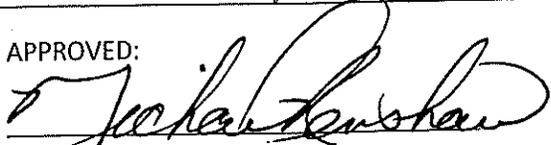
Town of Falmouth

Office of the Town Manager and Select Board
59 Town Hall Square · Falmouth, MA 02540
(508) 495-7320 · townmanager@falmouthma.gov

SPECIAL EVENT PERMIT

Event Name	Chris Wetherbee Memorial Toy Run
Type of Event	Motorcycle Fundraising Ride
Applicant Name	Tammy Baptiste, Coordinator
Mailing Address	152 Palmer Avenue, Falmouth, MA 02540
Event Day & Date	Sunday, November 5, 2023
Rain Date	None.
Event Location	Roads from Buzzards Bay to Ashumet Road, East Falmouth (Navigator) (route attached)
Event Hours	8:30 a.m. to 1:00 p.m.
Set-Up Break Down	11/5/23
Number of Attendees	100 – 150
Number of Vehicles	100 – 150
Parking Plan	Private parking at the beginning and end of the ride
Signs	No
Tents	No
Food / Beverages	No
Alcohol	No
Entertainment	No
Additional Details	Motorcycle fundraising ride from Eagles Hall in Buzzards Bay to the Navigator at 55 Ashumet Road in East Falmouth. Charity toy drive to benefit children of Cape Cod.
Standard Conditions	<ol style="list-style-type: none"> Contact the following Town Departments, checked below, 30 days prior to event: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Police Detail Sergeant for support at intersections. <input checked="" type="checkbox"/> Fire Department for EMS or fire detail coordination. <input type="checkbox"/> Fire Department for inspection of food trucks. <input checked="" type="checkbox"/> Inspectional Services for tent permit and inspection for tents greater than 400 sq. ft. with sides, or 700 sq. ft. without sides. <input type="checkbox"/> Inspectional Services for sign permit. <input checked="" type="checkbox"/> Health Department for temporary food permit and to schedule inspection. <input type="checkbox"/> Recreation Department to reserve field/ball field. <input type="checkbox"/> Recreation Department to pick up key to access electricity at band shell. Follow the "Recycling Instructions for Special Events", attached. Monitor route to ensure no litter is left behind.
Special Conditions	<ol style="list-style-type: none"> Approximately 10 minutes before crossing into Falmouth, call the Falmouth Communications Center at 774-255-4527 x0. At the start of ride, ensure that all motorcycles are prepared to keep the noise level down.
Insurance Certificate	Naming the Town of Falmouth as additional insured.
Fees	Filing: \$10.00 · Permit: \$200.00 · Deposit: \$300.00 (separate check)

APPROVED:


Town Manager

9/11/2023
Date

OPEN SESSION

BUSINESS

9. Discussion and vote on application for ownership of Nobska Lighthouse **(10 minutes)**



ITEM NUMBER: Business 9.

ITEM TITLE: Discussion and potential vote on application for ownership of Nobska Light Property

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: Notice of Availability, Email from Friends of Nobska President

PURPOSE:

The U.S. Coast Guard has begun a process to consider transferring ownership of the Nobska Lighthouse property to a government agency or non-profit. Staff will present potential actions and request a Select Board vote.

BACKGROUND/SUMMARY:

- 1) The Nobska Lighthouse property is an iconic and beloved historical landmark. We understand the Select Board and the community want to see the property maintained and that it remain open for the public to enjoy.
- 2) The Select Board authorized submission of a letter of interest in acquiring property to allow for further due diligence to evaluate three options: 1) Town applies for ownership; 2) Town supports Friends of Nobska Light ownership application; or, 3) Town applies for ownership and supports Friends of Nobska Light application.
- 3) On August 30, 2023, Assistant Town Manager, Associate Town Counsel, and Friends of Nobska Light President Kathy Walrath attended a site visit and met with representatives of several federal agencies involved including a U.S. Government Services Administration representative who will be one of three evaluators of the applications for ownership.

- 4) It is evident from this meeting that the Friends of Nobska Light, Inc is a stronger applicant for ownership than the Town, and that a letter of support from the Town would further strengthen the Friends application and prospects for success.
- 5) The deadline for submission of applications for ownership to the U.S. General Services Administration is November 30, 2023.
- 6) Preparing an application for ownership would require a substantial number of hours to prepare.
- 7) A Town Meeting vote would be required to submit an application for Town ownership of the property. Because we have not had a chance to discuss this with the Board since we received the above guidance last week, we included an article to authorize the Town to acquire the property on the draft Town Meeting warrant to preserve the Board's options.
- 8) The Board of the Friends of Nobska Light, Inc. voted unanimously to ask the Town Manager and Select Board to support creation of a letter of support for the FoNL application to acquire the property and not include an article on the November Town Meeting warrant to authorize the Town to acquire the property.

DEPARTMENT RECOMMENDATION:

I recommend the Select Board not pursue Town ownership of the Nobska Light property but rather support the Friends of Nobska Light, Inc application for ownership.

There are a number of advantages to having the Friends of Nobska Light, Inc take ownership of this property rather than the Town.

- a) The Friends have demonstrated they are excellent stewards of the property. They have a well-organized Board and a cadre of volunteers. They have proven to be effective at fund raising. They have volunteers who do everything from giving tours and staffing the gift shop to skill construction and maintenance work. The Friends have carried out major preservation and improvement projects and the results speak for themselves. The property is in excellent condition!
- b) The Town can continue to support the preservation of Nobska Light property through appropriation of funds to the Friends from the Community Preservation Act.
- c) Should the Town take ownership of the property, we would either need to hire staff to maintain the property or lease it to a private operator.
- d) If the Town owned the property and leased it to a private entity, the cost of maintaining the property would go up because any construction would have to be done in compliance with state procurement and prevailing wage laws, which increases the cost of work by as much as 25%.
- e) A lease would require a competitive procurement process.

OPTIONS:

1) Vote to authorize Town Manager to submit a letter of support for the Friends of Nobska Light, Inc application for ownership to be submitted to the U.S. General Services Administration.

2) Vote to authorize Town Manager to submit a letter of support for the Friends of Nobska Light, Inc application for ownership to be submitted to the U.S. General Services Administration, and prepare an application for the Town to take ownership of the property.

3) Defer action to allow more time to consider whether the Town should submit an application to acquire the Nobska Light property.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date



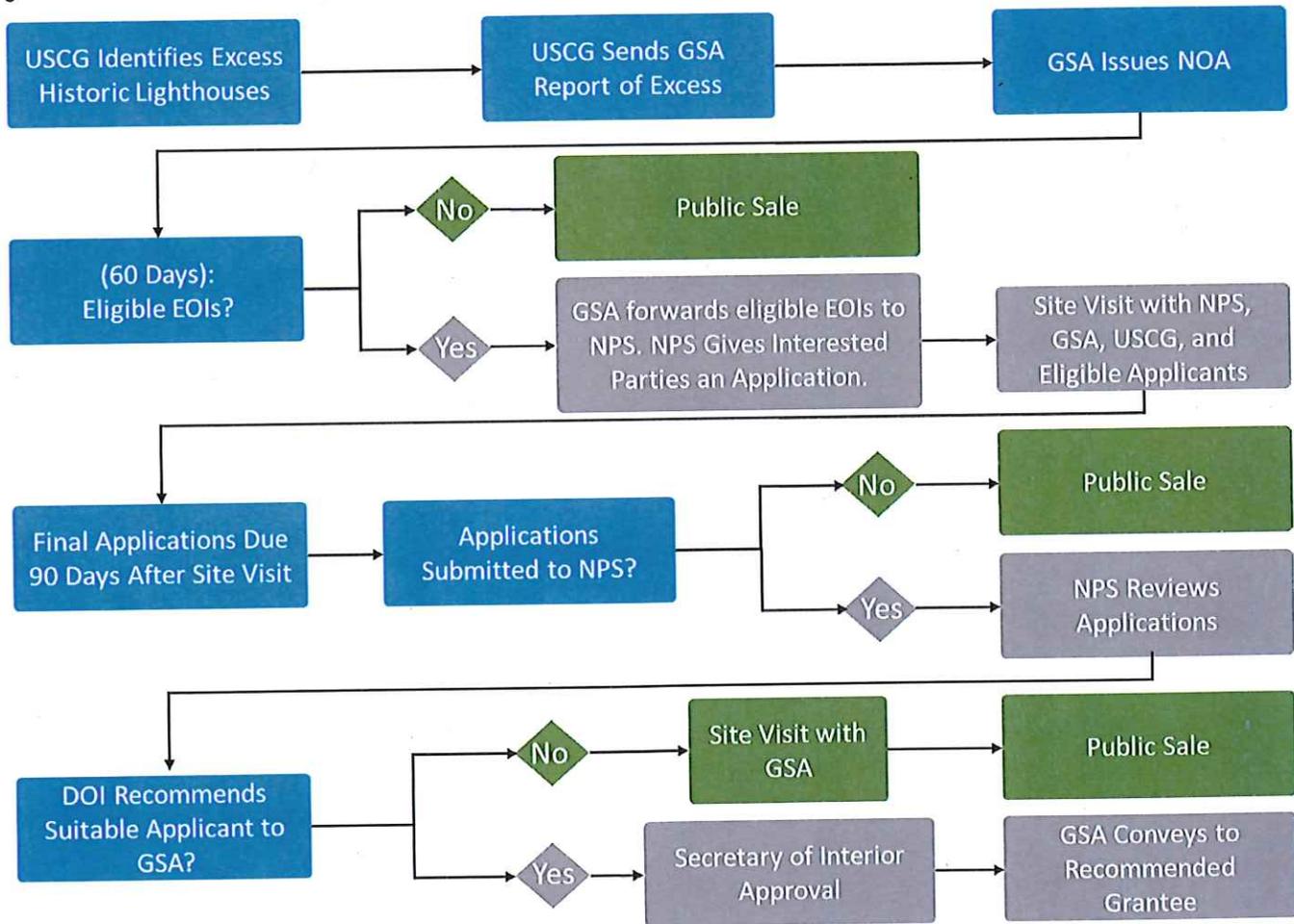
The NHLPA provides a mechanism for the conveyance of Federally-owned historic light stations to qualified new grantees.

The National Historic Lighthouse Preservation Act of 2000 (NHLPA), P.L. 106-355 amends the National Historic Preservation Act of 1966 (NHPA).

The NHLPA gives priority to public bodies and nonprofit corporations to acquire a historic light station at no-cost through a competitive application process administered by the National Park Service (NPS). If no grantee is identified through this process the NHLPA authorizes the General Services Administration (GSA) to conduct a public sale of the light station.

NHLPA Process Overview:

The United States Coast Guard (USCG), GSA, and NPS work together to ensure that the Federal government identifies the best grantee available for a historic light station.



USCG

- Identifies which historic light stations are in excess of its needs
- Submits to the GSA a Report of Excess (ROE) for each excess light station

Learn more about the lights in the NHLPA program at the following websites:

National Park Service Lighthouse Heritage Program
www.nps.gov/maritime/nhlpa/intro.htm

GSA Real Property Sales
www.realestatesales.gov

GSA Resources for NHLPA Customers
<https://disposal.gsa.gov/s/lighthouseprogram>

Town of Falmouth, Massachusetts
Long-Term Debt Outstanding as of June 30, 2023
Outside the Debt Limit

Par Amounts Of Selected Issues

August 25 2004 MWPAT Landfill 98-76 (O).....	1,120,000.00
November 23 2004 MWPAT T5-97-1117-2 (O).....	10,000.00
November 16 2005 MWPAT Title V 97-1117-3 (O).....	30,000.00
December 14, 2006 MWPAT CW-02-42 (OE).....	835,000.00
March 18 2009 MWPAT CW-02-42-B (OE).....	50,337.00
December 11 2014 Series A -Adv Ref of 7 15 05 - Pumping Station (O).....	100,000.00
December 11 2014 Series A -Adv Ref 7 15 05 - Water Mains 1 (O).....	120,000.00
December 11 2014 Series A -Adv Ref 7 15 05 - Water Source Permit (O).....	90,000.00
December 11 2014 Series A -Adv Ref 7 15 05 - Water Mains 2 (O).....	475,000.00
December 11 2014 Series A -Adv Ref 7 15 05 - Land Acq - Keen Allen LB (O).....	370,000.00
December 11 2014 Series A -Water Treatment Improvements (OE).....	1,500,000.00
December 11 2014 Series A -Water Treatment Plant Design & Planning (OE).....	780,000.00
December 11 2014 Series B Taxable -Adv Ref of 7-15-07 Golf Course - Town Portion.....	5,965,000.00
December 11 2014 Series B Taxable -Adv Ref of 7-15-07 Golf Course-Land Bank Port.....	1,085,000.00
February 11 2016 MCWT CWP-14-23 (O).....	8,585,774.00
February 11 2016 MCWT DWP-14-04 (O).....	11,251,213.00
February 11 2016 MCWT CWP-14-22 (O).....	3,302,311.00
December 15 2016 -Cur Ref Jan 2007 - Water Mains (OSS).....	655,000.00
April 13 2017 MCWT DWP-15-02 (OE).....	11,394,265.00
September 12 2018 MCWT DWP-16-01 (O).....	6,063,965.00
December 12 2019 -New Money - Water Mains (O).....	2,315,000.00
TOTAL.....	56,097,865.00

SEWER	\$12,813,422.00
SOLID WASTE	\$1,120,000.00
WATER	\$34,744,443.00
OTHER	\$7,420,000.00

Hilltop Securities Inc.
 Public Finance

From: Kathy Walrath <president@friendsofnobska.org>
Sent: Wednesday, September 6, 2023 11:08 AM
To: Peter Johnson-Staub <peter.johnson-staub@falmouthma.gov>
Cc: Brian Tobin <brian.tobin@falmouthma.gov>; Michael Renshaw <mike.renshaw@falmouthma.gov>; Michelle Donabed <michelle@friendsofnobska.org>
Subject: Re: [EXTERNAL] - Nobska Application

Hi Peter and Brian,

The Board of the Friends of Nobska Light (FoNL) unanimously approved the ask for the *Town Manager, Assistant Manager, and Select Board to support the creation of a Letter of Support for FONL application to be deeded Nobska and remove warrant article drafted for the November Town Meeting proposing the Town submit an application to General Services Administration/National Park Service for the deed to Nobska.*

Please let me know the approximate time of the update and I will make myself available in the event of questions for the FoNL.

Thank you for your support,
Kathy

OPEN SESSION

BUSINESS

10. Vote articles and execute warrant for November 2023
Annual Town Meeting **(15 minutes)**



ITEM NUMBER: Business 10.

ITEM TITLE: Execute November 2023 Annual Town Meeting Warrant

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: Town Meeting Index - DRAFT, Town Meeting Warrant - DRAFT

PURPOSE:

The Select Board will vote the articles and execute the warrant for November 2023 Annual Town Meeting.

BACKGROUND/SUMMARY:

1. The Town Meeting warrant is scheduled to be voted by the Select Board on September 11th and published in the newspaper September 15th. The Board will vote recommendations on articles at your next meeting on October 2nd.
2. The proposed November 2023 Town Meeting warrant includes 21 articles in total of which 6 are financial, 4 are expansions to certain tax exemptions available under Massachusetts General Laws, 2 are zoning articles proposed by the Planning Board, and 5 are citizen petition articles.
3. We have included an article to amend the Position Classification Plan. The specific positions to be added or moved to a new pay grade will be identified in the recommendation in the coming weeks. We are considering the following new positions which are listed in rough priority order:
 - o Deputy Police Chief
 - o Assistant Wastewater Manager
 - o Assistant Human Resources Director
 - o Coastal Resilience Coordinator

We are proposing to add these positions to the classification plan so we have the option to consider adding them to the FY2025 budget in April but want to emphasize we do not

yet know whether we will be able to fund them within the limits of the FY2025 Operating Budget Policy. The Town Manager will present a recommendation on any new positions to be funded in FY2025 when the operating budget is submitted in December.

4. We have included an article to authorize acquisition of the Nobska Lighthouse property, which will be addressed under Business item #9 on this Select Board agenda. As noted in the agenda item summary for item #9, we are not recommending that the Town pursue ownership of this property but included this article in the draft warrant so the Board has the option to pursue ownership if it so chooses.
5. We will be prepared to comment briefly on each article at the meeting. Further explanation and written information will be provided for your October 2nd meeting.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends the Board vote the articles and execute the warrant for the November 2023 Annual Town Meeting.

OPTIONS:

- 1) Vote the articles and execute the warrant for the November 2023 Annual Town Meeting as proposed.
- 2) Vote the articles and execute the warrant for the November 2023 Annual Town Meeting with amendments.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023
Date

November 2023 Annual Town Meeting Index

Article #	Article Description
1	Choose Town Officers
2	Reports from Committees and Town Officers
3	Fund Capital Improvements (Note: requires majority vote)
4	Fund Lawrence Cafeteria Roof and Water Mains (Note: requires 2/3 vote)
5	Fund Non-Capital Improvements
6	Fund Teaticket-Acapesket Service Area Sewer Design
7	Fund FY2024 Supplemental Budget Appropriations
8	Fund Government Access Programming
9	Amend Chapter 240 – Zoning to Correct Errors and Omissions
10	Amend Chapter 240 – Zoning to Relocate the Accessory Apartments Bylaw
11	Petition: Funding for Trotting Park Pickleball Courts and Amenities
12	Petition: 241 Scranton Ave Sidewalk/Curb Cuts
13	Petition: Select Board to Authorize Urine Diversion Pilot
14	Petition: Use Embarkation Fee for Speed Signs
15	Petition: Amend Zoning 240-7.7.7B(6) for Septic Treatment
16	Amend Position Classification Plan
17	Authorize Elderly Tax Exemption Change from \$500 to \$1,000
18	Authorize Elderly Tax Exemption Change from 70 to 65
19	Adopt M.G.L. c. 59 section 5, cl. 41D Index of Elderly Tax Exemption Income & Assets to Inflation
20	Adopt M.G.L. c. 59 § 5, cl. 37A Tax Exemption Change for Blind Persons
21	Acquire Nobska Lighthouse

ANNUAL TOWN MEETING

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 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. (Approval of this Article requires a simple majority Town Meeting vote.)

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. (Approval of this Article requires a 2/3 Town Meeting vote.)

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 appropriate a sum of money to fund the engineering, design and permitting of the wastewater collection system for the northeastern part of the Maravista peninsula and the Teaticket Path peninsula, the booster pump station and force main to convey the wastewater to the Town's Main Wastewater Treatment Facility, and the expansion of the Town's existing northernmost open sand beds for discharge of treated wastewater, and, to the extent any funds remain unexpended for such projects, such unexpended funds may be applied to the payment of a portion of the costs of construction of the designed projects, including without limitation, all costs incidental or related thereto, and 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 7: To see if the Town will vote to appropriate a sum of money to supplement the FY 2024 budget and 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 8: To see if the Town will vote to appropriate a sum of money for the purpose of funding costs related to Government Access Programming, and 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 amend Chapter 240 – Zoning – of the Code of Falmouth in the following manner for the purposes of correcting previously made technical errors and omissions:

1. Add "Research and philanthropic institutions" to the Agricultural Districts Use Table (Section 240-6.1B) as a Special Permit ("SP-Z") from the Zoning Board of Appeals in all Agricultural Districts.

2. Add the word "Residential" to the density limitation sentence in Section 240-7.7B(4) Density Limitations and renumber that subsection as item #5. The new sentence will read: "The following residential density restrictions shall apply within the WRPOD."
3. Add the words "See the Special Permit section of this Business Use Table below for more information on multifamily use allowed by special permit" in the Business Districts Use Table (Section 240-6.2B) Three-family dwelling standards section.
4. Change the reference in Section 240-7.2B(3)a. from "all development proposals listed in § 240-7.2B(2)b. must file an analysis of development..." to "all development proposals listed in § 240-7.2B(2) must file an analysis of development.
5. Insert an "Accessory Apartment – Attached" use, showing a "Y" for the Agricultural AA, Agricultural A, and Agricultural B districts in the Agricultural Districts Use Table (Section 240-6.1B) and change the existing "Accessory Apartment" use to an "Accessory Apartment – Detached" use showing a "SP-Z" for all Agricultural Districts. Repeat this action for the Residence Districts, except that a "N" will remain in the General Residence in both the attached and detached cases.
6. Add the following language to Section 240-14.1I Parking Area Design and Location:
 - (6) Parking shall be provided as per Section 240-14.1 Parking of the Zoning Bylaw. All parking shall be located in side or rear yards behind the front facade line of the building, the exact location to be determined by the Planning Board under site plan review. However, the number of the required parking spaces may be altered by the Planning Board under site plan review for uses allowed as a matter of right, or by the special permit granting authority for uses allowed by special permit in the following manner:
 - a. Number of spaces: may be reduced for mixed use developments at the discretion of the Planning Board based on the number of uses that are complementary in days and hours of operation. Parking may also be reduced if pedestrian amenities both on-site and between properties and the street line are incorporated into the site planning. In no case shall parking be reduced below fifty percent (50%) that is required pursuant to Article XXII unless by special permit; the Board of Appeals allows for such pursuant to § 240-107B.
 - b. Location of spaces: Parking may be located off premises if shared parking between businesses or uses can be demonstrated via long-term agreements, leases, and licenses of five (5) years or more and to the satisfaction of the Planning Board or Board of Appeals as the case may be. Shared parking shall not be allowed that is more than three hundred (300) feet from the property line.
7. Replace the current language in the Standards column of the Multi-family use in the Residence Districts Use Table (Section 240-6.6B) with "no more than three units if at least one unit is affordable."
8. Delete the "1988" after "National Geodetic Vertical Datum" in the two sentences in Section 240-11.7B(1).
9. Replace the following values found in the Fresh Ponds Table (Section 240-11.7B(2)) as indicated below:
 - Crooked Pond Elevation – replace "12" with "32"

- Flax Pond – replace “Flax Pond” with “Flax Pond (in Quissett)” and replace “21” with “13”
 - Insert “Miles Pond in Sippewissett” and insert “10” for the elevation
 - Remove the right parentheses at the end of “Unnamed Pond in the Coonamessett Valley below Sandwich Road
 - Rename “Trout Pond (near Chester Street, formerly Flax Pond)” to “Trout Pond (near Chester Street formerly called Flax Pond)”
 - Rename “Round Pond near Coonamessett Pond” to “Round Pond (near Coonamessett Pond)”
10. Change the “No” in the Stable Use in the LI-B District Use Table (Section 240-6.3B) to “N”.
 11. Change the “Y” to an “N” for a Class IV Restaurant in the B-2 District in the Business District Use Table (Section 240-6.2B).
 12. Change the “SP-Z” to an “N” for a Class III Restaurant in the B-2 District in the Business District Use Table (Section 240-6.2B).
 13. Change the reference in Section 240-6.6B under Special Permit Uses, Accessory Apartment, Item #6 (Monitoring), first paragraph from “3(b)” to “3(c)”.
 14. Delete Section 240 – 1.1D Amendments and replace with the following:
 - (1) AMENDMENT PROCESS – An amendment to this Zoning Bylaw shall only be made by a two-thirds vote of Town Meeting except where state law provides a lesser quantum of vote, and only after the zoning article is properly submitted to, and a public hearing is held by, the Planning Board in accordance with the procedures of G.L. c. 40A, § 5.
 15. Delete the “Multiple Uses” use from the Business Districts Use Table (Section 240-6.2B) and the Industrial Districts Use Table (Section 240-6.3B).
 16. Add the words “Any combination of community service, business, and commercial uses permitted by right or by special permit, together with multifamily use with a density greater than six (6) units per acre but not to exceed eight (8) units per acre” into the standards column of the “Residential and Commercial mixed-use” use in the Business Districts Use Table (Section 240-6.2B), renumber as item #3, and insert a “N” for the B1 district, “N” for the B2 district, “N” for the B3 district, and “SP-Z” for the BR district.
 17. Add a “SP-P” in the Light Industrial A (LI-A) and Light Industrial B (LI-B) for the Waste Disposal use in the Industrial Districts Use Table (Section 240-6.3B).

Or do or take any other action on this matter. On request of the Planning Board.

Publications: 8.25.23, 9.1.23

Approval of this Article requires a 2/3 Town Meeting vote.

ARTICLE 10: To see if the Town will vote to amend Chapter 240 – Zoning – of the Code of Falmouth by 1) deleting the Standards language from the Accessory Apartments use found in the Agricultural Districts Use Table (Section 240-6.1B) and the Residence District Use Table (Section 240-6.6B), 2) adding the following new section to Article 9 Special Regulations, and 3) renumbering the sections within Article 9 accordingly:

240 – 9.1 Accessory Apartments

240– 9.1A Purpose

- (1) PURPOSE – The purpose of the accessory apartment section is to: broaden the range of housing choice in Falmouth by increasing the number of small dwelling units available for rent; encourage greater diversity of population with particular attention to young adult citizens and to allow for "Aging in Place" for our senior citizens; and promote more economic and energy efficient use of the town's housing supply. All this while maintaining the appearance and character of the town's single-family neighborhoods.

240 – 9.1B Definition

ACCESSORY APARTMENT – Notwithstanding Sections 240-11.2A(2), and 240-11.5B(2), this is an additional dwelling unit, subordinate in size and accessory to the principal dwelling unit on the lot, located in either the principal dwelling or an accessory structure on the lot. An accessory apartment shall be constructed so as to maintain the appearance and essential character of a single-family dwelling or accessory structure thereto located on the lot.

240– 9.1C Requirements

- (1) Only one accessory apartment shall be allowed per lot.
- (2) The lot size shall be no less than 7,500 square feet (7,000 square feet minimum in sewer service areas).
- (3) Either the principal dwelling or accessory apartment must be owner-occupied for a period of 7 months in every calendar year, or owned by a nonprofit organization or government authority whose purpose is to provide affordable housing.
- (4) Either the principal dwelling or accessory apartment may be rented, but not both. The owner-occupied dwelling cannot be rented while owner is absent. Rental periods shall be not less than 6 months and weekly/monthly rentals (so called "summer rentals") are expressly prohibited. Neither the principal dwelling nor accessory apartment shall be used as commercial accommodations at any time.
- (5) The accessory apartment shall have no more than 2 bedrooms and a maximum of 800 square feet of floor area, or 40 percent of the floor area of the principal dwelling, whichever is less as measured using the exterior side of the first floor outside wall, plus the following: finished attic space, 50% of the first floor; finished ½ story, 75% of the first floor; ¾ story (gambrel), 90% of the first floor; 2nd floor colonial, 100% of the first floor; 3rd story colonial, 100% of the first floor.
- (6) The footprint of a new detached accessory dwelling unit cannot exceed that of the principal dwelling.
- (7) An existing dwelling in excess of 4 bedrooms may convert 2 of the existing bedrooms into one accessory unit.

- (8) The total number of bedrooms on the lot shall not exceed 4 where the lot contains less than 20,000 square feet. A property that has a preexisting bedroom count that exceeds 4 bedrooms per 20,000 square feet of lot area can maintain that number of current bedrooms but cannot increase that number.
- (9) Whether allowed as of right or by special permit, accessory apartments located on lots subject to the provisions of the Water Resource Protection Overlay District or the Coastal Pond Overlay District, the total number of bedrooms shall not exceed one bedroom per 10,000 square feet of lot area. Properties that preexist with a density greater than one bedroom per 10,000 square feet in a Coastal Pond Overlay District can maintain their existing bedroom count but cannot increase that count.
- (10) Owners of properties in a Coastal Pond Overlay District that want to increase the number of bedrooms beyond the density outlined in § 240-9.1C(9) can only do so provided that:
 - a. Both the principal dwelling and accessory apartment are connected to the municipal sewer system, and only to the extent allowed within the applicable sewer district bylaw or regulation; or
 - b. An on-site septic system with enhanced nitrogen removal approved by the Board of Health is installed on the property.

240- 9.1D Design Standards

- (1) DESIGN STANDARDS – Accessory apartments, whether a part of new construction, reconstruction, alteration, change to a single-family residence, or within an attached or detached accessory structure, shall maintain the following standards:
 - a. The architectural effect, as the result of the accessory apartment being constructed within the principal dwelling, shall be that of a single-family residence consistent in its exterior character.
 - b. The architectural effect, as the result of the accessory apartment being constructed as a detached accessory structure shall be incidental to a single-family structure and in the same character and period of architecture as the primary resident.
 - c. Parking for the accessory apartment shall be provided on site.

240- 9.1E Procedures

- (1) An accessory apartment constructed within an existing single-family dwelling or an existing accessory structure attached thereto: Prior to the issuance of a building permit, Site Plan Review (Design Review), pursuant to § 240-12.2, shall be conducted by the Planning Board, taking into account the design standards, requirements and purposes of this accessory apartment bylaw. The application for Site Plan Review shall include the information contained in § 240-12.2D, unless waived by the Planning Board.
- (2) An accessory apartment constructed within an existing detached accessory structure or within a new detached accessory structure (not attached to a single-family dwelling): In addition to the site plan review requirements above, a special permit from the Zoning Board of Appeals shall also be required.

In addition to the design standards, requirements, and purposes of this accessory apartment bylaw, the Zoning Board of Appeals shall take into account the standards found in § 240-12.1E(1), a. through i. of this Zoning Bylaw.

240– 9.1F Monitoring

- (1) An affidavit shall be submitted annually to the Building Commissioner, signed by the property owner, attesting that the principal dwelling or accessory apartment has been owner-occupied for a period no less than 7 months and not otherwise rented as set forth in § 240-9.1C(3). The Building Commissioner may allow a property owner to be absent during this 7-month period for cause, such as military assignment, work related issues, health issues, academic sabbatical, or a similar circumstance.

240– 9.1G Enforcement

- (1) Upon a written determination and notice by the Building Commissioner that the property owner has failed to comply with these provisions, the owner shall bring the accessory apartment into compliance within 90 days of such notice. Failing compliance, the property shall be restored to single-family dwelling status within 90 days of the failure determination, in a manner that complies with all State Building Code requirements and other local regulations or bylaws.

Or do or take any other action on this matter. On request of the Planning Board.

Publications: 8.25.23, 9.1.23

Approval of this Article requires a 2/3 Town Meeting vote.

ARTICLE 11: To see if the town will vote to appropriate \$2,600,000 from certified free cash for the purpose of designing, constructing, furnishing, and equipping Pickleball courts and amenities at the Trotting Park fields, and to determine how the same shall be raised and by whom expended. Or do or take any other action on the matter.

On petition of Tom Zine and others.

ARTICLE 12: Where as in meeting (August 3 & 22, 2023) with Town Manager and Town Counsel, the Town Manager has decided to remove the encroaching Town's Sidewalk from the property of 241 Scranton Avenue.

Where as the encroachment has been many years and created great hardship in denying Harbor Side Realty from the use of their property.

Harbor Side petitions the Town of Falmouth to place two curb cuts per the plan submitted to Falmouth Department of Public Works.

Harbor Side Realty Trust petitions the town to grade and sub-base the driveway as shown on the Plan.

Harbor Side petitions the Town to have the Property Surveyed and agreed upon by both parties.

On petition of William Dynan, Lawrence O'Brien and others.

ARTICLE 13: To see if the Town will vote to advise the Select Board to authorize a Urine Diversion Pilot Project in conjunction with the Massachusetts Alternative Septic System Test Center (MASSTC) to test Urine Diversion as a method for effectively reducing the amount of nitrogen and phosphorus entering our waters or do or take any action on the matter.

On petition of Earle Barnhart, Hilda Maingay and others.

ARTICLE 14: To see if the Town will vote to appropriate or transfer from the Ferry Embarkation Fee Fund* the amount of \$50,000 for the purchase and installation of permanent LED speed signs to be located first at some location between the WH Fire Station and the long curve descending/ascending around Harbor Hill Road/Nobska Road, and next at some other location along Woods Hole Road, in order to encourage compliance with posted speed limits, particularly for heavily laden truck traffic coming to or from the Steamship Authority ferries. Town staff will provide a timeline for implementation within 30 days of Town Meeting approval.

*Funds in the town's Ferry Embarkation Fee Fund may "be appropriated for services including, but not limited to, providing harbor services, public safety protection, emergency services or infrastructure improvements within and around the harbor of any city or town which receives monies from this section." (<https://malegislature.gov/Laws/SessionLaws/Acts/2003/Chapter55>)

On petition of Nathaniel Trumbull and others.

ARTICLE 15: Amend Section 240-7.78(6) by adding subsection a. as follows:

a. The SPGA may, by special permit, waive this limitation if the Applicant demonstrates through the use of an advanced treatment system, that the proposed nitrogen loading will be equal to, or less than, the nitrogen loading that would result from 7.5 gallons of sewage per day, per 1,000 s.f. of lot area from a standard Title 5 wastewater system.

On petition of Michael Duffany and others.

ARTICLE 16: To see if the Town will vote to amend the Town's Position Classification Plan. Or do or take any other action on the matter. On request of the Select Board.

ARTICLE 17: To see if the Town will vote to authorize, pursuant to the provisions of M.G.L. c. 59, §5, Clause Forty-first C, an increase to the senior citizen real property tax exemption from \$500 to \$1,000, said adjustments to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2024. Or do or take any other action on the matter. On request of the Select Board.

ARTICLE 18: To see if the Town will vote to authorize, pursuant to the provisions of M.G.L. c. 59, §5, Clause Forty-first C, lowering the qualifying age from seventy to sixty-five for the senior citizen real property tax exemption to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2024. Or do or take any other action relative thereto. On request of the Select Board.

ARTICLE 19: To see if the Town will vote to adopt the provisions of M.G.L. c. 59, § 5, Clause Forty-first D which increases annually the amounts of the gross receipts and whole estate, real and personal, as set forth in clauses Forty-first, Forty-first B, and Forty-first C of said Section 5, by an amount equal to the increase in the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for Urban Consumers, Boston (CPI-U) for the previous calendar year, for such year; said adjustments to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2023. Or do or take any other action relative thereto. On request of the Select Board.

ARTICLE 20: To see if the Town will vote to adopt the provisions of M.G.L. c. 59, §5, Clause thirty-seven A, which provides a \$500 real property tax exemption to qualified blind persons, effective for exemptions granted for any fiscal year beginning on or after July 1, 2024. Or do or take any other action on the matter. On request of the Select Board.

ARTICLE 21: To see if the Town will vote to authorize the Select Board to ACQUIRE BY GIFT, PURCHASE or EMINENT DOMAIN certain land in Falmouth, Barnstable County, Massachusetts known as Nobska Lighthouse with the buildings and improvements thereon, for the purpose of parkland, public recreation, historic preservation or other purposes, said land to be under the jurisdiction of the Select Board and described as follows:

That land located at 233 Nobska Road, Falmouth, Barnstable County, Massachusetts, containing 2.11 acres, more or less, and identified as Assessors Parcel 51 02 050A000.

And, further, to appropriate a sum of money for the acquisition of the foregoing land, including any costs incidental and related thereto, and further to authorize the Select Board or designee to accept any further gifts of property, real, personal or otherwise, in relation to the foregoing acquisition and to enter into any agreements and to execute all documents it deems advantageous on behalf of the Town for partial or full reimbursements of the costs of acquisition, and to determine how the same shall be raised and by whom expended. Or do or take any other action on this matter. On request of the Select Board.



TOWN OF FALMOUTH

NOVEMBER 2023 ANNUAL TOWN MEETING

- Select Board Announce Annual Town Meeting..... Monday, July 24, 2023
- Close Warrant Friday, August 25, 2023
- Select Board Vote Articles & Execute Warrant..... Monday, September 11, 2023
- Petition Article Presentations..... Monday, September 11, 2023
- Publish Articles OnlyFriday, September 15, 2023
- Select Board Vote Article Recommendations..... Monday, October 2, 2023
- Send Warrant with Recommendations to Printer/Newspaper.....October 18, 2023
- Publish Warrant with Recommendations..... Friday, October 27, 2023
- Town Meeting..... Monday, November 13, 2023

OPEN SESSION

BUSINESS

11. Petition article presentations for November 2023 Annual Town Meeting **(5 minutes each)**
 - a. Article # 12 – Funding for Trotting Park Pickleball Courts and Amenities (Thomas Zine)
 - b. Article # 13 – 241 Scranton Avenue Sidewalk/Curb Cuts (Lawrence O'Brien)
 - c. Article # 14 – Select Board to Authorize Urine Diversion Pilot (Kim Comart & Earle Barnhart)
 - d. Article # 15 – Use Embarkation Fee for Speed Signs (Phil Logan)



ITEM NUMBER: Business 11.

ITEM TITLE: Petition Article Presentations

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: See November 2023 Town Meeting warrant - Business Item 10

PURPOSE:

The Select Board will hear presentations from a proponent of each petition town meeting article. The Board may ask questions to better understand the proposal. There is no Select Board action to be taken under this item. The Select Board will have an opportunity to discuss the merits of each article and vote recommendations at the October 2nd meeting.

BACKGROUND/SUMMARY:

- After the agenda was published, a draft zoning article was withdrawn by staff. As a result, the numbers of the petition articles listed on the agenda are not consistent with the draft town meeting warrant.
- Funding for Trotting Park Pickleball Courts and Amenities
 - The Recreation Department submitted an application for a Community Preservation grant for this same project in the same dollar amount. The proponents are concerned that the Community Preservation Committee will not approve the full \$2.6 million request and are seeking to have a portion paid from Free Cash. The Town Manager did not include Free Cash funding for this project in the proposed capital plan.
- We will have further staff comment on the other petition articles in the Select Board packet for the October 2nd meeting.

DEPARTMENT RECOMMENDATION:

There is no action recommended for this item.

OPTIONS:

Not Applicable.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date



TOWN OF FALMOUTH

NOVEMBER 2023 ANNUAL TOWN MEETING

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Close Warrant Friday, August 25, 2023

Select Board Vote Articles & Execute Warrant..... Monday, September 11, 2023

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Publish Warrant with Recommendations..... Friday, October 27, 2023

Town Meeting Monday, November 13, 2023

November 2023 Annual Town Meeting Index

Article #	Article Description
1	Choose Town Officers
2	Reports from Committees and Town Officers
3	Fund Capital Improvements (Note: requires majority vote)
4	Fund Lawrence Cafeteria Roof and Water Mains (Note: requires 2/3 vote)
5	Fund Non-Capital Improvements
6	Fund Teaticket-Acapesket Service Area Sewer Design
7	Fund FY2024 Supplemental Budget Appropriations
8	Fund Government Access Programming
9	Amend Chapter 240 – Zoning to Correct Errors and Omissions
10	Amend Chapter 240 – Zoning to Relocate the Accessory Apartments Bylaw
11	Amend Chapter 240 – Zoning to Alphabetize and Relocate Definitions
12	Petition: Funding for Trotting Park Pickleball Courts and Amenities
13	Petition: Harborside Realty Trust 241 Stanton Ave Sidewalk/Curb Cuts
14	Petition: Select Board to Authorize Urine Diversion Pilot
15	Petition: Use Embarkation Fee for Speed Signs
16	Petition: Amend Zoning 240-7.7.7B(6) for Septic Treatment
17	Amend Position Classification Plan
18	Authorize Elderly Tax Exemption Change from \$500 to \$1,000
19	Authorize Elderly Tax Exemption Change from 70 to 65
20	Adopt M.G.L. c. 59 section 5, cl. 41D Index of Elderly Tax Exemption Income & Assets to Inflation
21	Adopt M.G.L. c. 59 § 5, cl. 37A Tax Exemption Change for Blind Persons
22	Acquire Nobska Lighthouse



OPEN SESSION

BUSINESS

12. Request for variance to sign code §184-18, §184-25 and §184-31 – 137 Teaticket Highway **(10 minutes)**
Lauren Pasquarella will attend on behalf of Barlo Signs



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 12.

ITEM TITLE: Request for variance to the sign code Section 184-18, Section 184-25 and section 184-31 at 137 Teaticket Hwy

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Building Office Comments (Email), Letter from 137 Teaticket/The Wilder Company Requesting Variance dated August 22, 2023, Landlord Authorization, Photos of Proposed and Existing Signs

PURPOSE:

Barlo Signs International, on behalf of 137 Teaticket/The Wilder Company, has requested that the Select Board consider the approval of a variance to the sign code Sections 184-18, 184-25, and 184-31 in order to replace two free-standing signs.

BACKGROUND/SUMMARY:

- On August 22 Barlo Signs International submitted a letter requesting a variance be granted to replace two existing free-standing signs on the property of 137 Teaticket Highway.
- Per the attached comments provided by the Building Commissioner's Office, the area of the proposed replacement signs exceeds the total area requirements of the by-law (please refer to Building Office Comments, dated August 22, 2023, attached to this packet).

- In addition to the comments submitted by the Building Commissioner's Office regarding the area dimensions exceeding the by-law, it was also noted that the proposed location of the sign illustrated as Sign A in the materials submitted by Barlo Signs International is not located on the property.
- Also, the proposed location of the sign illustrated as Sign B in the materials submitted by Barlo Signs International is located within the setback.

DEPARTMENT RECOMMENDATION:

The Building Commissioner's Office recommends that the Select Board approve as submitted.

OPTIONS:

- 1) Motion approve variance as submitted;
- 2) Motion to vote to defer action;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

Town Manager

9/7/2023

Date

Phyllis Downey

Subject: FW: Falmouth Landing Sign Variance request

From: Eleanor MacKay <eleanor.mackay@falmouthma.gov>

Sent: Tuesday, August 22, 2023 10:53 AM

To: Phyllis Downey <phyllis.downey@falmouthma.gov>

Subject: RE: Falmouth Landing Sign Variance request

Hi Phyllis,

The area of these signs exceed the by-law area requirements and we have instructed them thru permit eyes to seek a variance with the Select Board or reduce the area of their signs.

1. **The Fire Department requests they change their name, there is already a Falmouth Landing in Town.**
2. **SIGN ITEM A:** The applicant has applied for a new sign under **#231906** under the description "Removal of a sign". In the chat bubble, we instructed them to redesign the sign to meet the area requirements or apply to the Select board.
 - A. 184-18 Measurement of sign area,
 - B. 184-25 Freestanding Signs, A. Dimensional Standards: We define this collection of stores as a Shopping Center, (we researched and a Shopping Mall is defined by a building with stores within it, like the Cape Cod Mall) Based on Shopping Center , allowable area of signage = 40 sf, they propose 60 sf plus 20.83 sf.
 - C. 184-31 Multiple and ladder Signs, B. The maximum allowable dimension permitted for a sign that is located within the minimum building setbacks allowed under Chapter 240, Zoning, shall be in accordance with the table in 184-25A. the sign with the name of the building or office park and all horizontal crosspiece signs shall be included within the maximum allowable sign dimensions.
 - D. The proposed location is not on their property.
3. **SIGN ITEM B:** The applicant has applied for a new sign under **#231909** under the description "Removal of a sign". In the chat bubble, we instructed them to redesign the sign to meet the area requirements or apply to the Select board.
 - A. 184-18 Measurement of sign area,
 - B. 184-25 Freestanding Signs, A. Dimensional Standards: We define this collection of stores as a Shopping Center, (we researched and a Shopping Mall is defined by a building with stores within it, like the Cape Cod Mall) Based on Shopping Center , allowable area of signage = 40 sf, they propose 49 sf plus 12 sf.
 - C. 184-31 Multiple and ladder Signs, B. The maximum allowable dimension permitted for a sign that is located within the minimum building setbacks allowed under Chapter 240, Zoning, shall be in accordance with the table in 184-25A. the sign with the name of the building or office park and all horizontal crosspiece signs shall be included within the maximum allowable sign dimensions.
 - D. The proposed location is within the setback.

Please let me know if you have any more questions.

Best,
Eleanor



Sign Advertising

Electronic Message Centers

Town of Falmouth
Board of Selectman
59 Town Hall Square
Falmouth MA 02540

Board Members,

August 22, 2023

On behalf of 137 Teaticket/The Wilder Company Barlo Signs respectfully requests consideration for sign variance for replacement of two free-standing signs. Our proposal is an update to the existing signs, we hope the board will find to be an aesthetic improvement.

Sign Item A will replace an existing free-standing sign of 90.19 sf with a new sign of 80.83 sf.

Sign Item B will replace an existing freestanding sign of 39.29 with a new sign of 61 sf.

Each new sign will be internally illuminated with opaque faces - only the sign face copy will light. The topper of each sign will be identified with flat cut out lettering and down lighting. Each sign will be installed in the same location as the existing signs, with new steel.

We look forward to further detailing our proposed signage before the board in September, if there is anything further you require, any additional information, please let me know.

Barlo Signs
Jenn Robichaud
158 Greeley St.
Hudson NH 03051
jenn@barlosigns.com

CORPORATE OFFICE: 158 Greeley Street, Hudson, NH 03051-3422 (603) 882-2638 or 800-227-5674
FAX (603) 882-7680 Email: your_image@barlosigns.com Website: www.barlosigns.com



LANDLORD AUTHORIZATION
FOR PERMIT(S), VARIANCE(S), HEARING(S)
< MUST BE SIGNED BY LANDLORD OR OWNER OF THE PROPERTY
ON WHICH SIGNAGE IS BEING INSTALLED >

This document verifies that you are authorizing BARLO SIGNS to install signage on your property pursuant to the attached drawings as well as authorizing BARLO SIGNS to secure all related permits required by the local municipalities.

Barlo Signs cannot apply for permits or hearings until we receive the LANDLORD or PROPERTY OWNER'S authorization to do so.

I hereby authorize an Authorized Representative of Barlo Signs of Hudson, N.H., to APPLY FOR SIGN PERMITS for this site and to APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

I hereby authorize BARLO SIGNS to install signage on my property exactly as shown in drawing # _____ Dated: 6/1/23

137 TEATICKET

Sign location address: Falmouth Landing metal awnings (black) at retail shops: Michaels, TJMaxx, i

Property Owner's Signature: 
Printed Name: Matthew K. Joyce - Asset Manager/The Wilder Companies as agent
Company Name: TA Falmouth Landing, LLC c/o The Wilder Companies
Address: 800 Boylston Street
Suite 1300
Boston MA 02199
Phone number: 617-438-6267
Date Signed: 6/1/2023

We cannot apply for permits or hearings until we receive your authorization. Thank you!

Reference JOB NAME: metal awnings at Falmouth Landing retail stores **Job #:** 2722



SCOPE OF WORK

REMOVE & DISPOSE (1) EXISTING PYLON SIGN.

MANUFACTURE & INSTALL (1) D/F EXTERNALLY ILLUMINATED PYLON SIGN. SIGN WILL BE A D/F LED ILLUMINATED CABINET WITH 3/16" THICK WHITE LEXAN FACES AND OPAQUE VINYL'S APPLIED WITH REVERSE CUT COPY; (ONLY COPY TO ILLUMINATE.) MOUNTED ON STONE VENEER ACCENT COLUMN(S) WITH FABRICATED TOPPER. SIGN WILL HAVE A STONE VENEER OVAL PLANTER/WALL AROUND THE SIGN. TOPPER WILL HAVE 1/2" WHITE PLEX FCO LETTERS AND LED DOWN-LIGHTING MOUNTED WITHIN. NEW STEEL AND FOOTINGS.

SEE SHEET 1.1 FOR DETAILED SPECIFICATIONS.

TOTAL SQUARE FEET: 80.83 SQ FT	
EXISTING SQUARE FEET: 90.19 SQ FT (2.95 + 87.24)	
COLOR SCHEDULE - CLIENT TO VERIFY	
7725-61 MID GRAY VINYL	PTM S/G WHITE/WHITE PLEX PTM S/G BLACK
PTM PMS COOL GRAY 2C	
VERSETTA STONE PANELING - "STERLING" LEDGESTONE	

BARLO

INTERNATIONAL

DESIGNED BY BARLO SIGNS INTERNATIONAL, INC. 2022
© COPYRIGHT 2022
THIS DESIGN CONCEPT IS THE PROPERTY OF BARLO SIGNS INTERNATIONAL, INC.

PROJECT APPROVAL

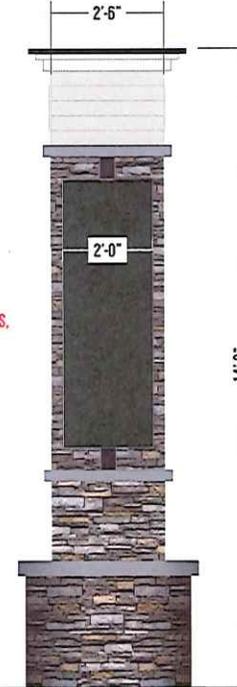
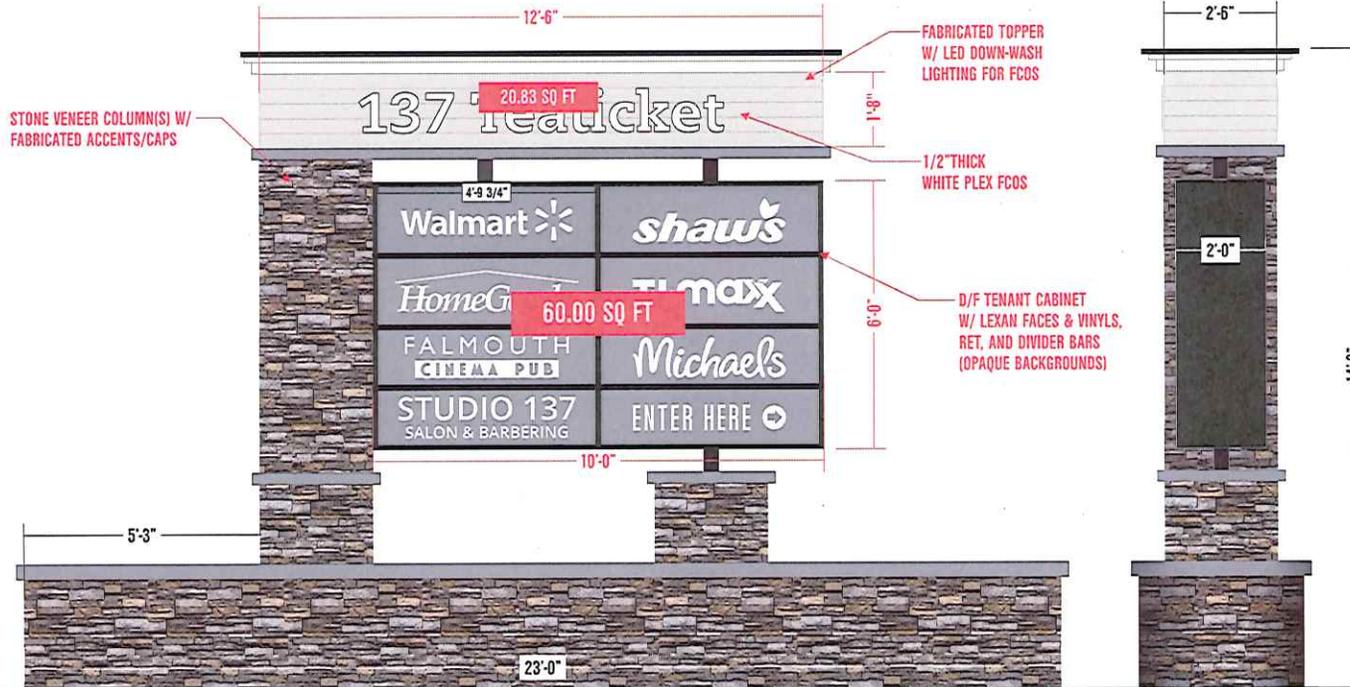
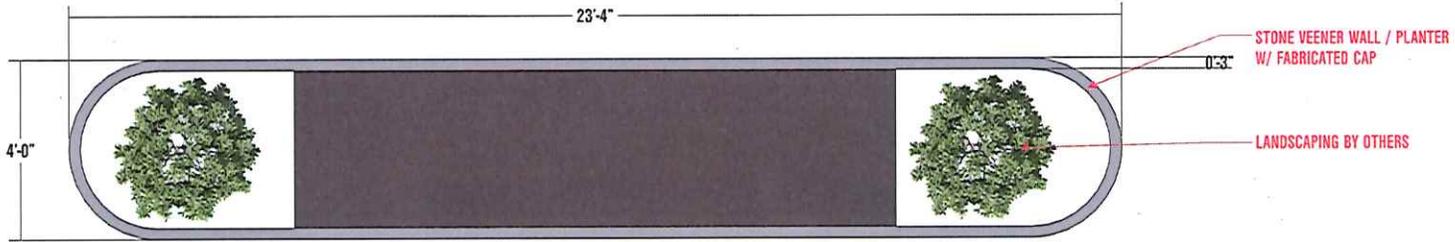
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Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

DESIGNER: LP
SALES REP: BARN
PIN: TBD

137 TEATICKET
137 TEATICKET HIGHWAY
EAST FALMOUTH, MA 02536
4/15/22

ITEM **A**

SHEET 1.0

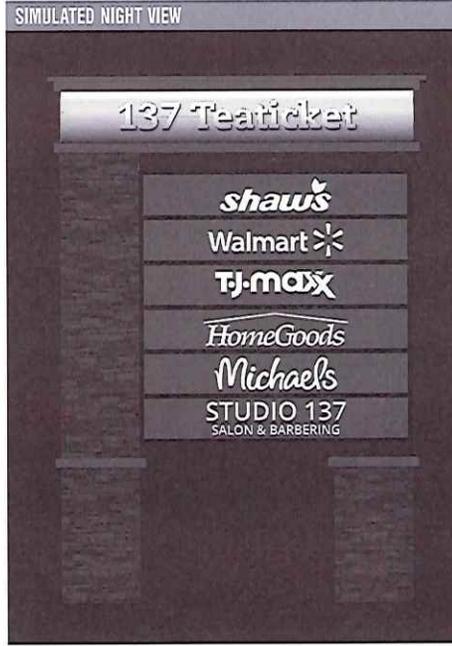
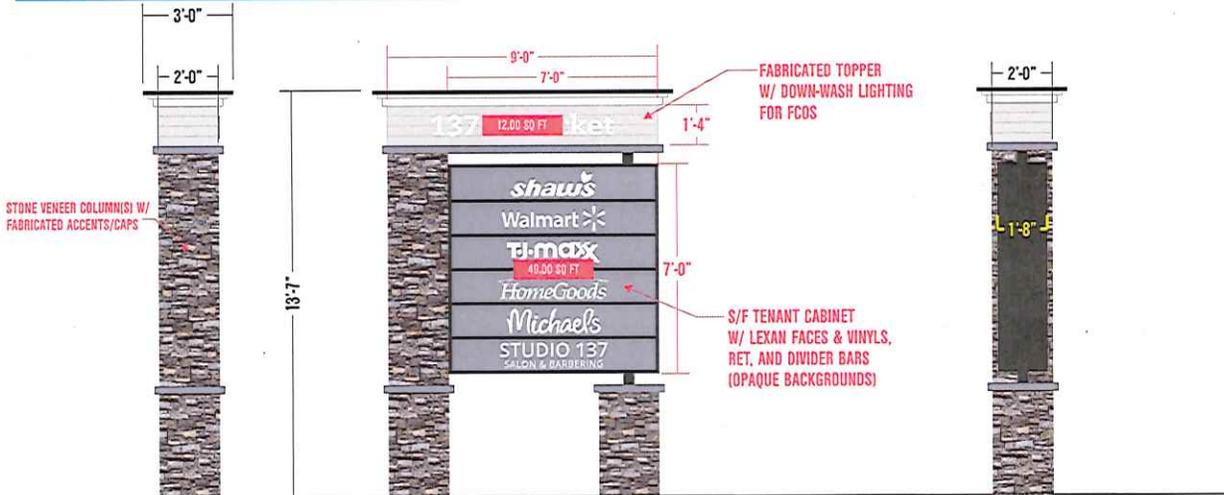


INTERNATIONAL
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 BARLO SIGNS INTERNATIONAL, INC.

PROJECT APPROVAL	
Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

137 TEATICKET
 137 TEATICKET HIGHWAY
 EAST FALMOUTH, MA 02536
 4/15/22

ITEM **A**
 SHEET 1.1



SCOPE OF WORK

REMOVE & DISPOSE (1) EXISTING PYLON SIGN.

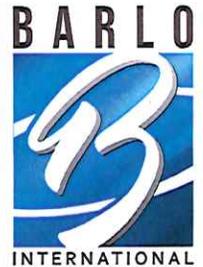
MANUFACTURE & INSTALL (1) S/F EXTERNALLY ILLUMINATED PYLON SIGN. SIGN WILL BE A D/F LED ILLUMINATED CABINET WITH 3/16" THICK WHITE LEXAN FACES AND OPAQUE VINYL APPLIED WITH REVERSE CUT COPY; (ONLY COPY TO ILLUMINATE.) MOUNTED BETWEEN STONE VENEER COLUMNS WITH FABRICATED TOPPER & ACCENTS. TOPPER TO HAVE 1/2" THICK WHITE FCO COPY MOUNTED TO THE FACE & LED DOWN-WASH LIGHTING MOUNTED WITHIN. NEW STEEL AND FOOTINGS.

TOTAL SQUARE FEET: 61.00 SQ FT

EXISTING SQUARE FEET: 39.29 SQ FT

COLOR SCHEDULE - CLIENT TO VERIFY

- 7725-61 MID GRAY VINYL
- PTM PMS COOL GRAY 2C
- VERSETTA STONE PANELING - "STERLING" LEDGESTONE
- PTM S/G WHITE/WHITE PLEX,
- PTM S/G BLACK



INTERNATIONAL
COPYRIGHT 2022
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UNIVERSITY OF MASSACHUSETTS
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BARLO SIGNS INTERNATIONAL, INC.

PROJECT APPROVAL

Client:	Date:
Design:	Date:
Sales:	Date:
Updating:	Date:
Production:	Date:

DESIGNER: LP
SALES REP: BARN
PIN: TBD

137 TEATICKET
137 TEATICKET HIGHWAY
EAST FALMOUTH, MA 02536

4/15/22

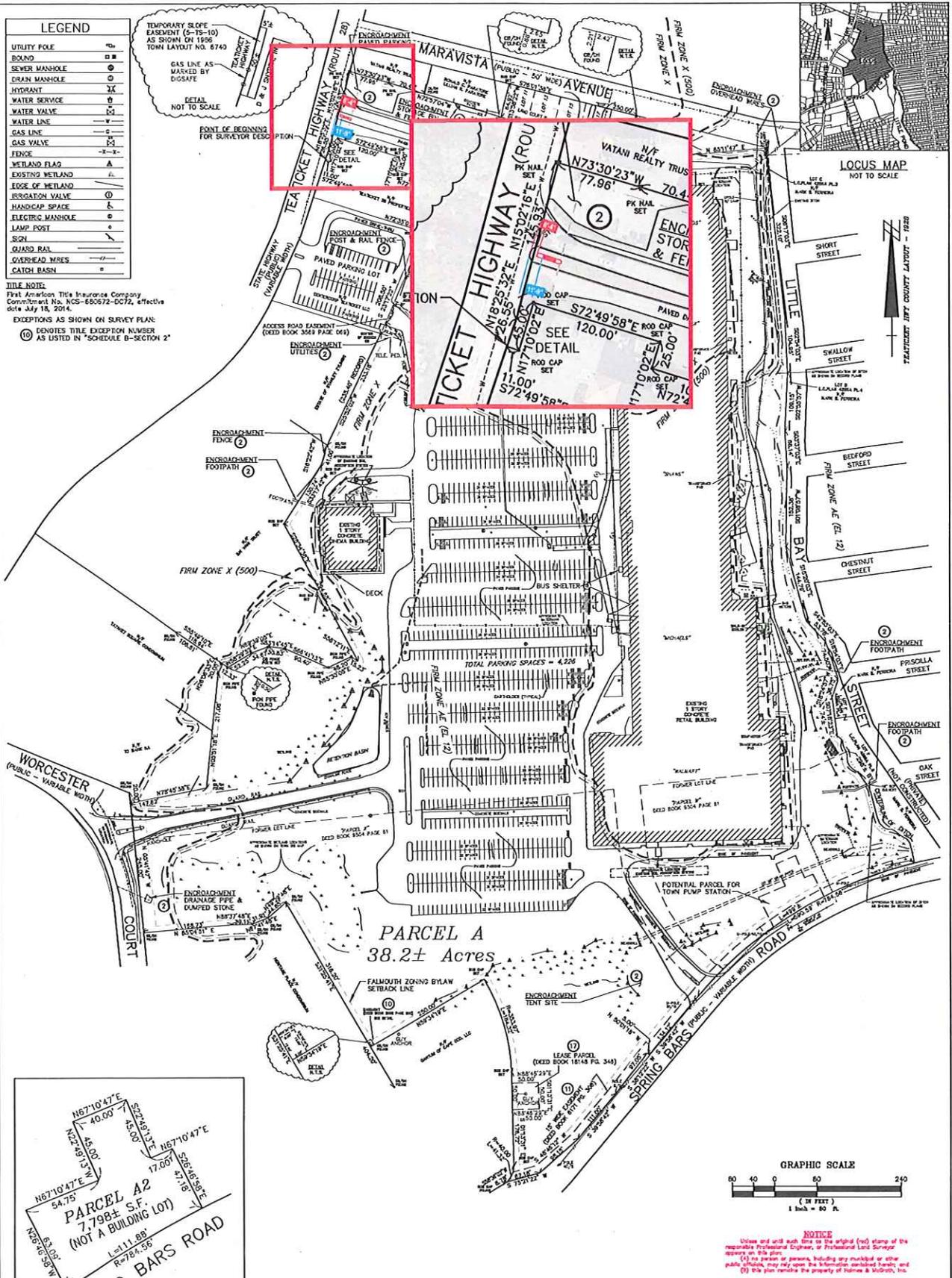
ITEM B
SHEET 3.0

LEGEND

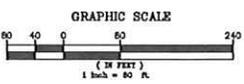
UTILITY POLE	⊕
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
HYDRANT	⊕
WATER SERVICE	⊕
WATER VALVE	⊕
WATER LINE	—
GAS LINE	—
GAS VALVE	⊕
FENCE	—
WETLAND FLAG	▲
EXISTING WETLAND	▲
EDGE OF WETLAND	▲
REGULATION VALVE	⊕
HANDICAP SPACE	⊕
ELECTRIC MANHOLE	⊕
LAMP POST	⊕
SOIL	—
QUASD RAIL	—
OVERHEAD WRES	—
CATCH BASIN	⊕

TITLE NOTE:
 First American Title Insurance Company
 Commitment No. NCS-880672-DC72, effective
 date July 18, 2014.

EXCEPTIONS AS SHOWN ON SURVEY PLAN:
 (10) DENOTES TITLE EXCEPTION NUMBER
 AS LISTED IN "SCHEDULE B-SECTION 2"



LOCUS MAP
 NOT TO SCALE



NOTICE

Unless and until such time as the original (red) stamp of the responsible Professional Engineer, or Professional Land Surveyor appears on this plan:

(1) no person or persons, including any municipal or other public officials, may rely upon the information contained herein; and

(2) this plan remains the property of Holmes & McGrath, Inc.

This survey and plan conform to the procedural and technical standards for the practice of Land Surveying in the Commonwealth of Massachusetts.

HOLMES AND McGRATH, INC.

NOTES

- BUILDING NUMBERS: 137 Teaticket Highway
- ASSESSOR'S NUMBER: 39 15 044 000
- ZONING DISTRICT: B-2
- FLOOD HAZARD ZONES: AE (EL12), X (500), & X
- REFERENCE: PLAN BOOK 265, PAGE 31; PLAN BOOK 617, PAGE 36; LAND COURT PLAN 4226-A
- IBC 2009 WIND EXPOSURE CATEGORY: B

NAME: _____ Date: _____
 Registered Professional Land Surveyor

Note: This plan is based on an on-the-ground instrument survey, and compiled from record plans.

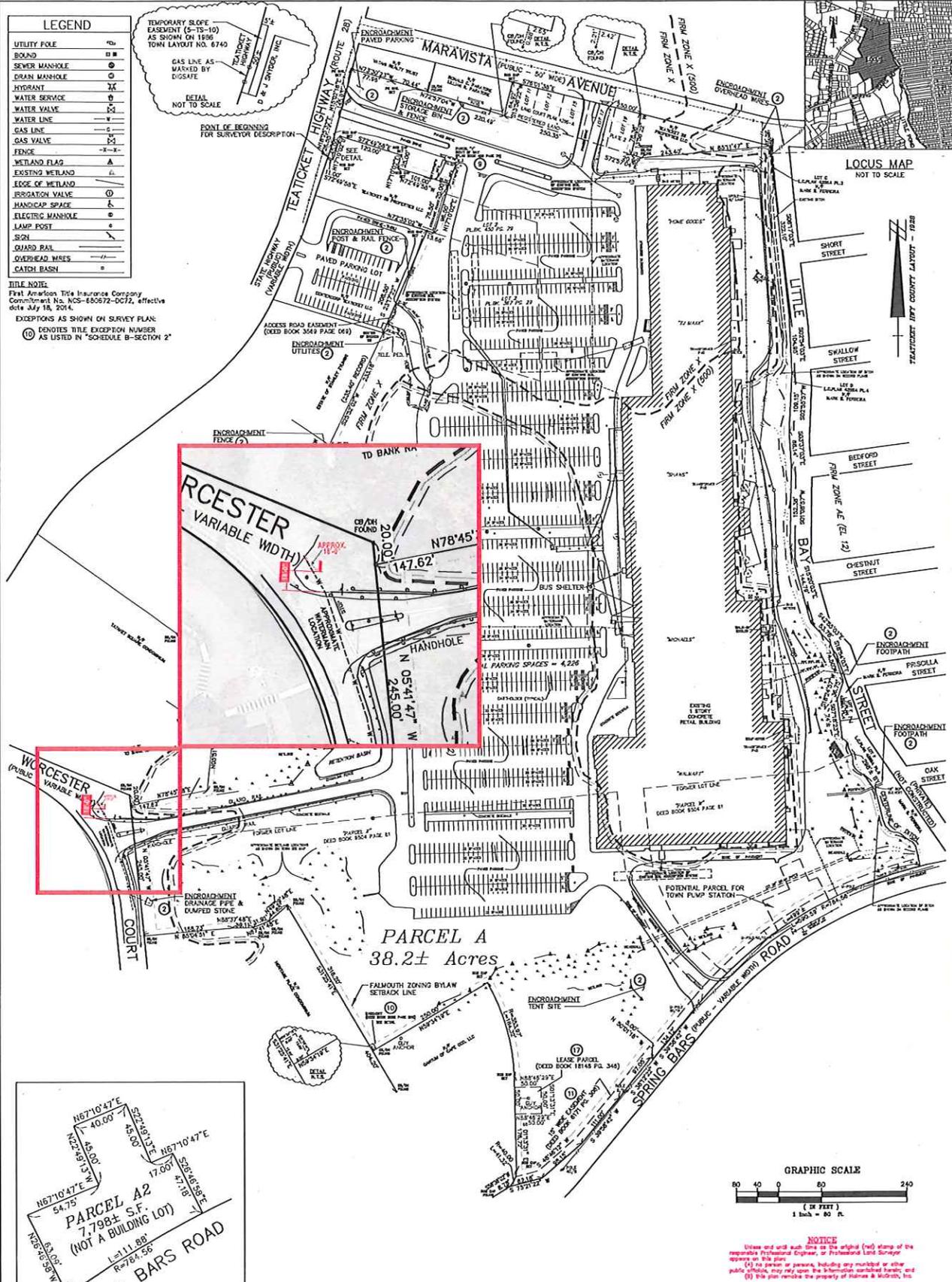
DATE	DESCRIPTION	Drawn/checked
REVISIONS		
ALTA/ACSM LAND TITLE SURVEY		
PREPARED FOR		
FALMOUTH MALL		
IN		
FALMOUTH, MA		
TEATICKET		
SCALE: 1" = 80'	DATE: AUG. 1, 2014	
holmes and mcgrath, inc. civil engineers and land surveyors 205 worcester court, unit 14 (508) 548-3564 (mso) falmouth, ma 02540 (508) 548-9872 (pwo)		
DRAWN: JRK, MES	CHECKED:	
JOB NO: 214199	DWG. NO: 87-2-84C	SHEET 1 OF 2

PROGRESS

To New York Life Insurance Company, First American Title Insurance Company, Guardian & Surety, and K&W Real Estate, LLC.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6-9, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

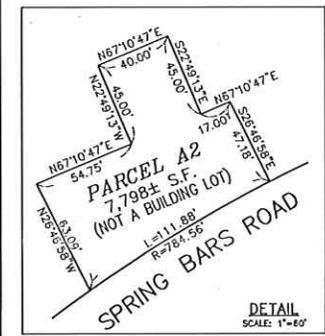
Date of File or Map: _____ Professional Land Surveyor: _____ Registration No.: _____



LEGEND

UTILITY POLE	⊕
BOUND	▣
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
HYDRANT	⊙
WATER SERVICE	⊕
WATER VALVE	⊕
WATER LINE	—
GAS LINE	—
GAS VALVE	⊕
FENCE	—
WETLAND FLAG	▲
EXISTING WETLAND	▲
EDGE OF WETLAND	▲
IRRIGATION VALVE	⊕
HANDICAP SPACE	⊕
ELECTRIC MANHOLE	⊕
LAMP POST	⊕
SEAL	⊕
SURVED RAIL	—
OVERHEAD WIRES	—
CATCH BASIN	⊕

TITLE NOTE
 First American Title Insurance Company
 Commitment No. ACS-880672-DCT2, effective date July 18, 2014.
 EXCEPTIONS AS SHOWN ON SURVEY PLAN:
 (10) DENOTES TITLE EXCEPTION NUMBER AS LISTED IN "SCHEDULE B-SECTION 2"



This survey and plan conform to the procedural and technical standards for the practice of Land Surveying in the Commonwealth of Massachusetts.

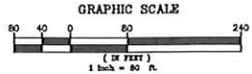
HOLMES AND McGRATH, INC.

NAME: Registered Professional Land Surveyor
 Date: _____
 Registration No.: _____

Note: This plan is based on an on-the-ground instrument survey, and compiled from record plans.

NOTES

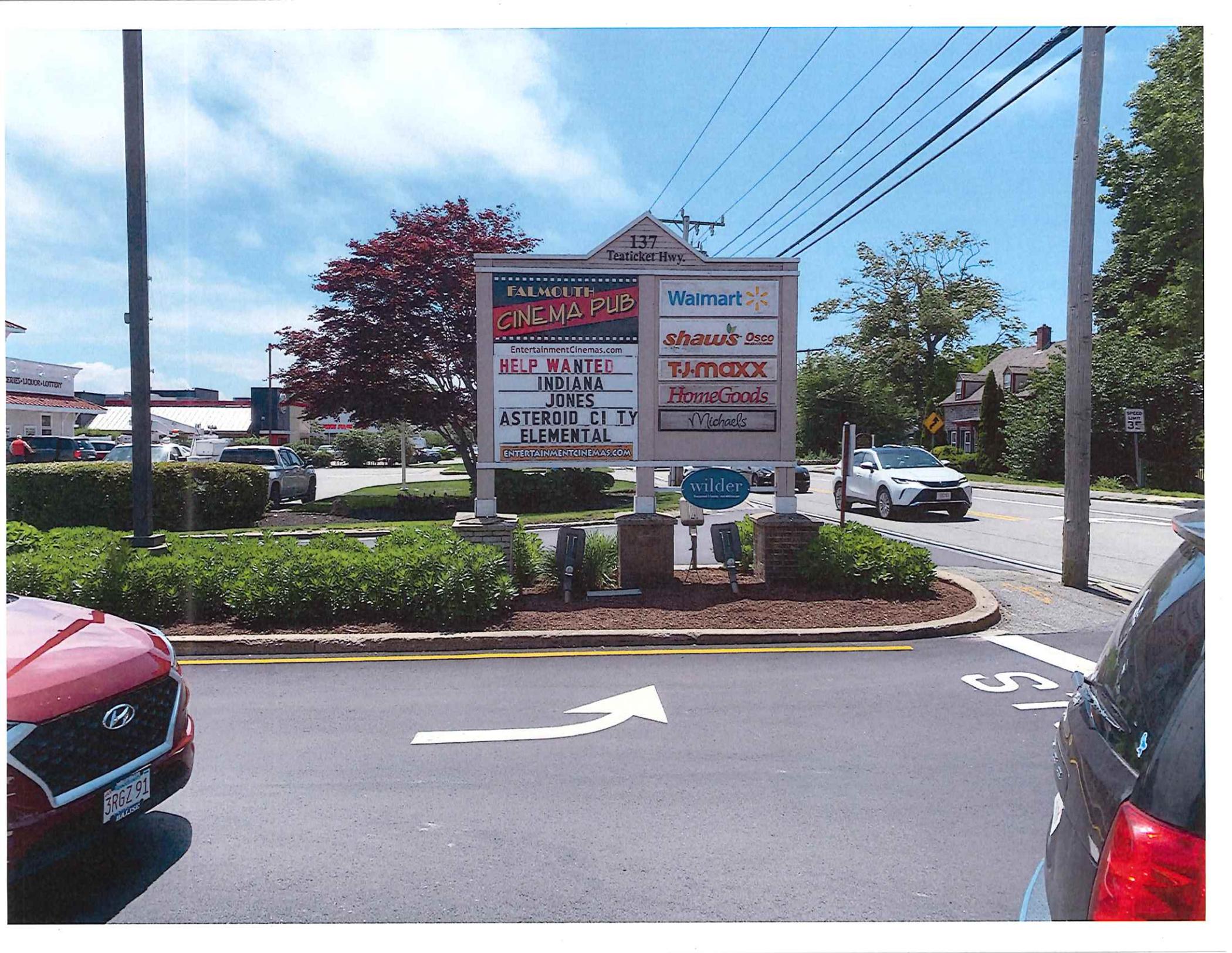
- BUILDING NUMBERS: 137 Teatucket Highway
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- ZONING DISTRICT: B-2
- FLOOD HAZARD ZONES: AE (EL12), X (500), & X
- REFERENCE: PLAN BOOK 266, PAGE 31; PLAN BOOK 617, PAGE 36; LAND COURT PLAN 4286-A
- IBC 2009 WIND EXPOSURE CATEGORY: B



NOTICE
 Unless and until such time as the original (red) stamp of the responsible Professional Engineer, or Professional Land Surveyor appears on this plan, no person, including any member or other public official, may rely upon the information contained herein, and (b) this plan remains the property of Holmes & McGrath, Inc.

DATE	DESCRIPTION	Drawn/Checked
REVISIONS		
ALTA/ACSM LAND TITLE SURVEY		
PREPARED FOR		
FALMOUTH MALL		
IN		
FALMOUTH, MA		
TEATUCKET	FALMOUTH, MA	
SCALE: 1" = 80'	DATE: AUG. 1, 2014	
holmes and mcgrath, inc. civil engineers and land surveyors 256 Worcester Court, Unit M (508) 548-3564 (main) Falmouth, MA 02540 (508) 548-9872 (fax)		
DRAWN: JRK, WES	CHECKED:	
JOB NO: 214199	DWG. NO: 87-2-84C	SHEET 1 OF 2

PROGRESS



137
Teaticket Hwy.

FALMOUTH
CINEMA PUB

EntertainmentCinemas.com

HELP WANTED
INDIANA
JONES
ASTEROID CITY
ELEMENTAL
ENTERTAINMENTCINEMAS.COM

Walmart

shaws Osco

T.J. MAXX

HomeGoods

Michaels

wilder

SPEED
LIMIT
35

3RGZ 91
MASS



haws **Osco**

Walmart

T.J. maxx

HomeGoods

Michaels

wilder



Osco
HomeGoods
Michaels
wilder

[Blank signpost]

OPEN SESSION

BUSINESS

13. Committee appointments **(5 minutes)**



ITEM NUMBER: Business 13.

ITEM TITLE: Committee Appointments

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: List of candidates for appointment

PURPOSE:

The Select Board is asked to make four appointments.

BACKGROUND/SUMMARY:

- We request re-appointment of Town Engineer, Jim McLoughlin to serve as the Town representative to the Cape Cod Joint Transportation Committee. The Cape Cod Joint Transportation Committee (CCJTC) is the transportation planning advisory group that reviews, discusses, and votes on recommendations to the Cape Cod Metropolitan Planning Organization. The Cape Cod Commission's CCJTC-related work includes:
 - the preparation of an annual Unified Planning Work Program (UPWP) for transportation planning activities;
 - an annual update of the Transportation Improvement Program (TIP) and any necessary TIP amendments; and
 - the development and implementation of the Cape Cod Regional Transportation Plan (RTP)

- Three Cape Cod Aggregates staff members seek appointment as certified weighers.

DEPARTMENT RECOMMENDATION:

Town Manager recommends Select Board approve these appointments.

OPTIONS:

- 1) Motion to approve appointments as submitted;
- 2) No action;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date

Appointments

Board/Committee	Name	Term
Cape Cod Joint Transportation Committee (MPO) (3-year term)	Jim McLoughlin	6/30/26
Certified Weighers – Cape Cod Aggregates (1-year terms)	Jennifer Quinn	6/30/24
	Ted Bousfield	6/30/24
	Brian Studley	6/30/24

Diane Davidson

From: Jim McLoughlin
Sent: Monday, July 3, 2023 11:37 AM
To: Diane Davidson
Subject: RE: Appointment to Cape Cod Joint Transportation Committee

Yes please

From: Diane Davidson <diane.davidson@falmouthma.gov>
Sent: Monday, July 3, 2023 10:18 AM
To: Jim McLoughlin <james.mcloughlin@falmouthma.gov>
Subject: Appointment to Cape Cod Joint Transportation Committee

Hi Jim,

Your appointment to the Cape Cod Joint Transportation Committee expired on June 30, 2023. Will you be continuing to represent the Town for another term (July 1, 2023 to June 30, 2026)? If yes, I will add your reappointment on the next Select Board agenda (no need to attend).

Thank you,

Diane

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

Diane Davidson

From: jennifer <jennifercdq@yahoo.com>
Sent: Tuesday, August 29, 2023 3:22 PM
To: Diane Davidson
Subject: Certified weighers

Hi Diane..Here is list for certified weighers for Cape Cod Aggregates Sept 2023-Sept 2024 Jennifer Quinn Ted Bousfield Brian Studley Thank you for your help with this matter.
Please feel free to email/call with any questions Jennifer Quin508-548-2756

Sent from my iPhone



8/30/23

Good Morning Diane -
cc. certified weighers Sept 2023 - Sept 2024

Jennifer Quinn
100 Bridge St
E. Falmouth MA
02536

Ted Boosfield
62 Wood Ave
Sandwich MA 02644

Brian Shelby
69 Baelow Ave
West Wareham
02644

Thank You - Any questions please feel
free to email/call me

Jennifer Quinn
508 548-7275

Diane Davidson

From: Diane Davidson
Sent: Tuesday, June 20, 2023 5:07 PM
To: Jennifer Quinn
Subject: Certified Weighers

Hi Jennifer,

Would you please provide me with a list of the Certified Weighers for Cape Cod Aggregates for the next term beginning on July 1, 2023 – June 30, 2024?

Thank you,

Diane

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

OPEN SESSION

BUSINESS

14. Report – Board of Library Trustees **(15 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 14.

ITEM TITLE: Report- Board of Library Trustees

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: None

PURPOSE:

The Chair of the Board of Library Trustees will provide an annual report to the Select Board. This item is for informational purposes, and no formal Select Board action is requested.

BACKGROUND/SUMMARY:

- The Falmouth Public Library Board of Trustees is a seven-member, elected board. They serve as a vital link between the library and the community.
- The Trustees are library advocates and leaders in developing services for all members of the public.

DEPARTMENT RECOMMENDATION:

This item is for informational purposes only. No formal Select Board action is requested.

OPTIONS:

N/A

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

This item is for informational purposes only. No formal Select Board action is requested.

Michael Renshaw

Town Manager

9/7/2023

Date

OPEN SESSION

CONSENT AGENDA

1a. Licenses

Approve application for two One-Day Sunday Entertainment Licenses – Highfield Hall & Gardens, 56 Highfield Drive, Falmouth – Sunday, 9/17/23 and Sunday, 10/15/23



ITEM NUMBER: Consent 1a.

ITEM TITLE: Highfield Hall One-Day Entertainment Licenses

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub, Assistant Town Manager

ATTACHMENTS: License application

PURPOSE:

The Select Board is asked to approve two one-day entertainment licenses for Highfield Hall.

BACKGROUND/SUMMARY:

- The licenses are for two jazz concerts to be held on two Sundays from 4:00 pm – 6:00 p.m.
- Building Commissioner has approved floor plan and outdoor area.
- Applicant indicates they will apply for an annual entertainment license for 2024.
- Numerous entertainment events have been held at this location in the past without incident.

DEPARTMENT RECOMMENDATION:

Town Manager recommends Select Board approve these one-day Sunday entertainment licenses.

OPTIONS:

- 1) Motion to approve two one-day Sunday entertainment licenses as requested;
- 2) Motion to deny two one-day Sunday entertainment licenses;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: Highfield Hall & Gardens

Address: 56 Highfield Drive

License Type: _____

New or Transfer of License Two (2) One-Day Sunday Entertainment Licenses

or

Change of License _____

Police _____

Fire _____

Building _____

Health _____

Food Service Permit

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

Wastewater _____

NOTES: The Building Commissioner has approved the Floor Plans and outdoor area.

Highfield Hall & Gardens will apply for annual Entertainment and Sunday Entertainment Licenses in December for 2024.



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square, Falmouth, MA 02540
508-495-7320 • licensing@falmouthma.gov



ENTERTAINMENT LICENSE APPLICATION

Massachusetts General Laws, Chapter 140, Section 183A as amended by Chapter 694 of 1981

Required fields are outlined in red.

NAME OF BUSINESS: Historic Highfield D/B/A Highfield Hall & Gardens

ADDRESS: 56 Highfield Drive

TOWN: Falmouth STATE: MA ZIP CODE: 02540

NAME OF OWNER/MANAGER: Town of Falmouth/ Tara Burke

TELEPHONE #: 508-495-1878 EMAIL: tburke@highfieldhall.org

MAILING ADDRESS: PO Box 494, Falmouth, MA 02541

LOCATION OF ENTERTAINMENT ON PREMISES: under tent & inside house

DAYS OF ENTERTAINMENT: see attached

HOURS OF ENTERTAINMENT: 4 pm - 6 pm

Provide a detailed description of proposed entertainment in the field below, and attach a FLOOR PLAN including the proposed location of the entertainment:

see attached

PLEASE CHECK THE APPROPRIATE BOX FOR ALL TYPES OF ENTERTAINMENT REQUESTED:

SUNDAY ENTERTAINMENT: NO [] YES [x] (if YES, complete a separate Sunday Entertainment application - contact Select Board office)

- 1. DANCING By Patrons [] No Dancing [x]
2. MUSIC Recorded [] Live [x] Amplified [] Acoustic [] Other []

I certify that this application contains a true description of the entertainment provided by this establishment and that I have complied with M.G.L. Chapter 140, Section 183A, Paragraph 3, by stating whether as part of the concert, dance exhibition, cabaret and public show any person will be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the breast below the top of the areola, or any simulation thereof.

DATE 8/16/23

X Tara K Burke

Signature - OWNER or MANAGER

Total Town Fees: \$110
Filing Fee: \$10
License Fee: \$100

Fees payable to Town of Falmouth

State Fee, \$ 50
Municipal Fee, \$ 75

THE COMMONWEALTH OF MASSACHUSETTS
Town Falmouth OF Falmouth



LICENSE

For

PUBLIC ENTERTAINMENT ON SUNDAY

The Name of the Establishment is Historic Highfield in or on the property at No.

56 Highfield Drive, Falmouth, MA 02540 (address)

The Licensee or Authorized representative, Tara Burke in

accordance with chapter 136 of the General Laws, as amended, hereby request a license for the following program or entertainment:

DATE	TIME	Proposed dancing or game, sport, fair, exposition, play, entertainment or public diversion
9/17/23	4 pm	Jazz Concert, seated only, no dancing
10/15/23	4 pm	Jazz Concert, seated only, no dancing

Hon. Nancy Robbin Taylor Mayor/ Chairman of Board of Selectman, Town of Falmouth (City or Town)

Fees per occurrence (Individual Sunday(s)): Regular Hours (Sunday 1:00pm – Midnight): \$2.00 Special Hours (Sunday 12:00 am- Midnight): \$5.00. Annual Fee (For Operating on every Sunday in calendar year): Regular Hours (Sunday 1:00pm – Midnight): \$50.00 Special Hours (Sunday 12:00 am- Midnight): \$100.00

This license is granted and accepted, and the entertainment approved, upon the understanding that such entertainment that the licensee shall comply with the laws of the Commonwealth applicable to licensed entertainments, and also to the following terms and conditions: The licensee shall at all times allow any person designated in writing by the Mayor, Board of Selectmen, or Commissioner of Public Safety, to enter and inspect his place of amusement and view the exhibitions and performances therein: shall permit regular police officers, detailed by the Commissioner of Public Safety or Chief of the local Police Department to enter and be about this place of amusement during performances therein: may employ to preserve order in his place of amusement only regular or special police officers designated therefore by the Chief of Police, and shall pay to said Chief of Police for the services of the regular police officers such amount as shall be fixed by him: shall permit at all times to enter and be about his place of amusement such members of the Fire Department as shall be detailed by the Chief of the Fire Department to guard against fire: shall keep in good condition, go as to be easily accessible, such standpipes, hose, axes, chemical extinguishers and other apparatus as the fire department may require: shall allow such members of the fire department in case of any fire in such place, to exercise exclusive control and direction of his employees and of the means and apparatus provided for extinguishing fire therein: shall permit no obstruction of any nature in any aisle, passageway or stairway of the licensed premises, nor allow any person therein to remain in any aisle passageway or stairway during an entertainment: and shall conform to any other rules and regulations at any time made by the Mayor or Board of Selectmen. This license shall be kept on the premise where the entertainment is to be held, and shall be surrendered to any regular police officer or authorized representative of the Department of Public Safety. This license is issued under the provisions of Chapter 136 of the General Laws, as amended, and is subject to revocation at any time by the Mayor, Board of Selectmen, or Commissioner of Public Safety.

Do not write in this box

This application and program must be signed by the licensee or authorized representative of entertainment to be held. No Change to be made in the program without permission of the authorities granting and approving the license.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES

TYPE	ATTENDANCE	DATE	TIME	LOCATION	SET UP
Carolyn Enger Classical Piano concert	70	8/20/2023	4-6 pm	Ballroom	Theater style
Falmouth Jazz Carlos Odria Trio	75	9/10/23	4-6 pm	Tent	Theater style
New Black Eagle Jazz Band New Orleans Jazz	75	9/17/2023	4-6 pm	Tent	Theater style
Falmouth Jazz Sullivan Fortner	70	10/15/2023	4-6 pm	Ballroom	Theater style



Entertainment License applications must be reviewed by the Building Department before the application is submitted to the Select Board

APPLICANT:

ADDRESS:

LICENSE OR LICENSE CHANGE APPLIED FOR:

The attached application has been reviewed by the Building Commissioner's Office with the following supporting documents:

- a. A seating plan completed and stamped by an Engineer or Architect and showing the occupancy load calculation.
- b. If any outdoor seating, a plot plan or site plan by a certified land surveyor. Must include parking

Building Department sign-off: X

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

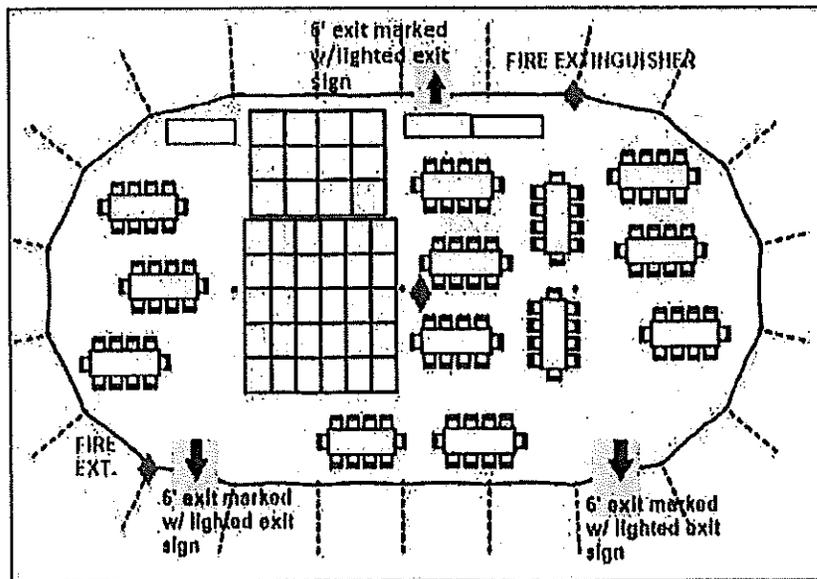
DATE: 8-17-23

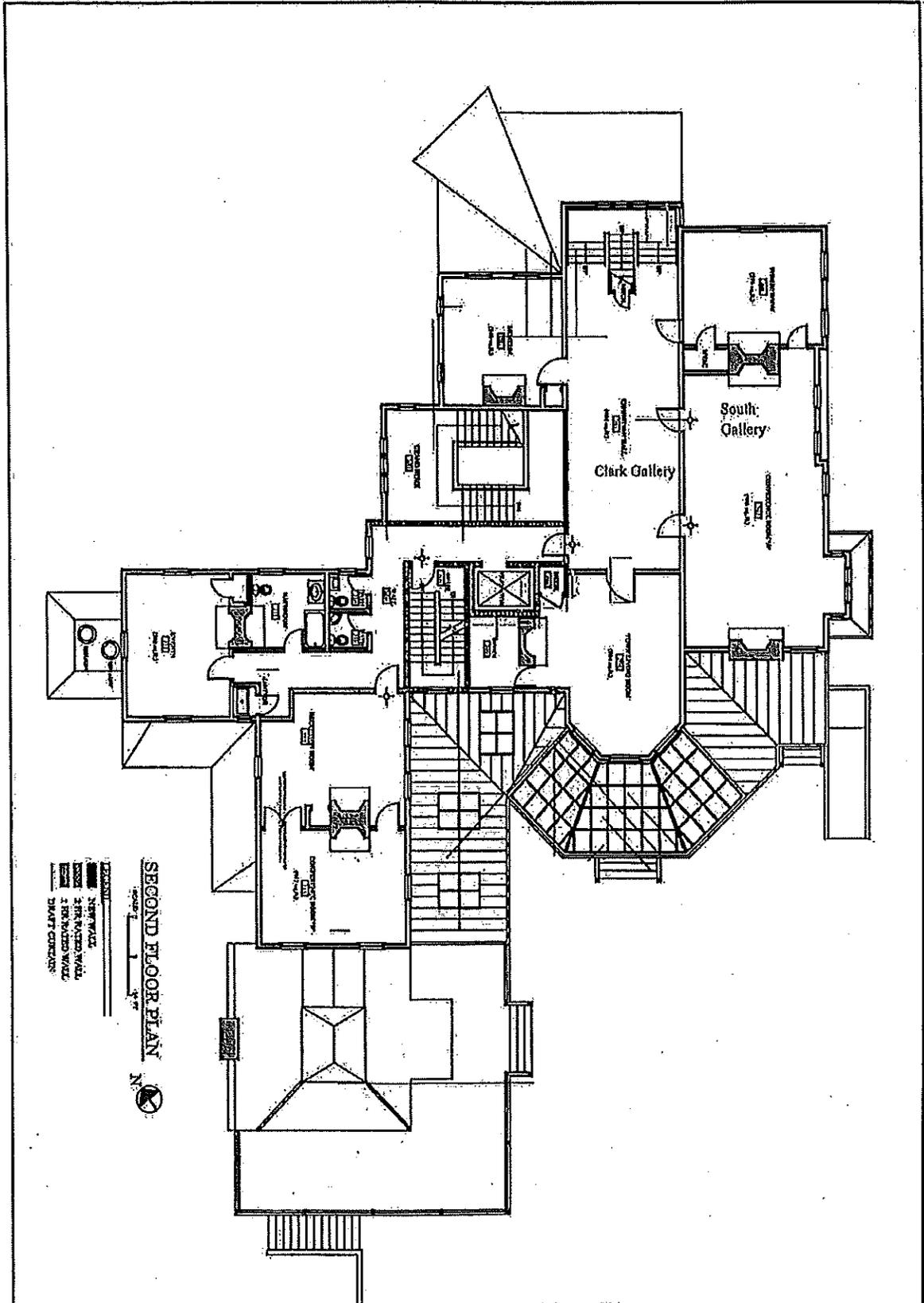


44'x83'

***max occupancy 243

Lighted Exit Signs, No Smoking Signs





SECOND FLOOR PLAN
 Scale: 1" = 4'-0"

[Symbol] NEW WALL
 [Symbol] 3/8" RECESSED WALL
 [Symbol] 1/2" RECESSED WALL
 [Symbol] DWAIT CORNER

AS	Second Floor Plan	Highfield Hall Restoration Highfield Drive • Falmouth • Massachusetts 02840
	NGA NORTH GREENBERG ASSOCIATES ARCHITECTS 11 South Street • Falmouth, Massachusetts 02840	CONTRA PROPERTA A.R.H. ENGINEERING, INC. 100 North Street • Falmouth, Massachusetts 02840

OPEN SESSION

CONSENT AGENDA

1b. Licenses

Approve administrative Change of Address of an All Alcoholic Beverages Common Victualler License – ICA Pizza, LLC d/b/a Simply Divine Pizza Co., located at 261 Main Street, Unit A, Falmouth



ITEM NUMBER: Consent Agenda 1b.

ITEM TITLE: Change of Address of All Alcohol License, ICA Pizza

MEETING DATE: 9/11/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Peter Johnson-Staub

ATTACHMENTS: Licensing Authority certification, Housing Number Assignment/Change form

PURPOSE:

The Select Board is asked to approve an administrative change of address for this all alcohol license.

BACKGROUND/SUMMARY:

- This change was initiated by the Town as part of an ongoing effort to assign distinct addresses to all units within each building complex. The licensed premise has not physically moved.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends approval of this change of address.

OPTIONS:

- 1) Motion to approve change of address for ICA Pizza LLC all alcohol license as submitted;
- 2) Motion to deny change of address;
- 3) Board defined alternative.

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

7/14/2023

Date



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Falmouth

07656-RS-0390

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
- 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 Administrative Address Change
- Change of DBA

APPLICANT INFORMATION

Name of Licensee ICA Pizza, LLC DBA Simply Divine Pizza Co.

Street Address 261 Main Street, Unit A Zip Code 02540

Manager Branko Pishev

Granted under Special Legislation? Yes No

If Yes, Chapter
of the Acts of (year)

\$12 Restaurant ▼ Annual ▼ All Alcoholic Beverages ▼

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

DESCRIPTION OF PREMISES Complete description of the licensed premises

Premises located on the first floor, 261 Main Street, Unit A, containing approx. 2,890 sq ft, open kitchen, 1 storage room, 3 bathrooms, 1 office, 1 prep kitchen.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date 08/28/2023 Time 8:07 am

Advertised Yes No Date Published n/a Publication

Abutters Notified: Yes No Date of Notice n/a

Date APPROVED by LLA 09/11/2023 Decision of the LLA Approves this Application ▼

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



Town of Falmouth

Department of Public Works - Engineering Division

416 Gifford Street, Falmouth, MA 02540
Office: 508-457-2543, Fax: 508-548-1537

Jim McLoughlin, P.E., Town Engineer

Jim.McLoughlin@falmouthma.gov

House Number Assignment/Change

***NOTE: VACANT LOTS MUST HAVE A VALID BUILDING PERMIT IN ORDER TO BE ASSIGNED A HOUSE NUMBER**

Date: **8/28/2023**

From: Engineering Division

To:	Assessors Department	Gis Department	Planning
	Building Department	Combined Dispatch Center	Fire Prevention
	Board of Appeals	Notify911	United States Postal Service

Parcel ID(s) (Use separate sheet if required): **47A 14 099A 000**

Owner's Name: **Saline Holdings, LLC**

Old Address(es) (Use separate sheet if required):
261 Main Street

New Address(es) (Use separate sheet if required):

261 Main Street Unit A 261 Main Street Unit B
 261 Main Street Unit C 261 Main Street Unit D
 261 Main Street Unit E

This road is: PUBLIC PRIVATE STATE

A Driveway Permit IS REQUIRED AND IS ON FILE WITH ENGINEERING Permit #:
 IS NOT REQUIRED

Falmouth Fire Rescue Approved YES NOT APPLICABLE

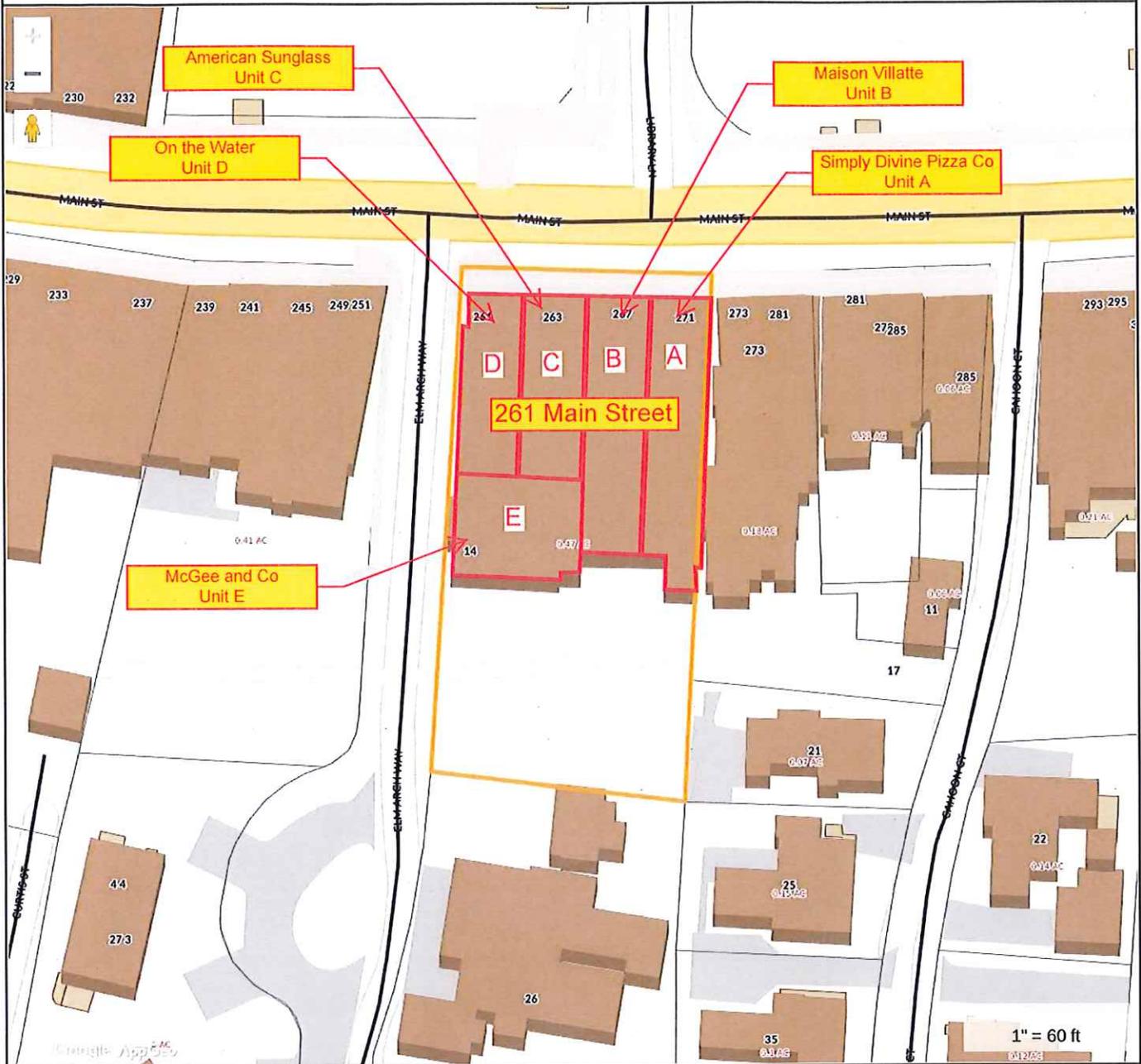
Assigned by: Scott Schluter, P.E.

Notes:
Assignment of unit designations within single building per current Address Policy.

THIS FORM IS INFORMATIONAL ONLY, ADDRESS CHANGES ARE OFFICIAL WHEN ASSESSING PUTS IT IN THEIR SYSTEM.

IF THIS CHANGE AFFECTS THE MAILING ADDRESS FOR TOWN BILLING, THE PROPERTY OWNER SHOULD CONTACT THE ASSESSORS OFFICE.

261 Main Street Units A-E



Post street number on front of building.
 Post unit designations at front and rear doors.



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/03/2023
 Data updated 07/21/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- a. Vote to accept donation from New England Endurance Events in the amount of \$1,900 to the Beach Department donation account

September 11, 2023



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda 2.

ITEM TITLE: New England Endurance Events' Falmouth Sprint Triathlon '23 Donation

MEETING DATE: 8/28/2023

WORK SESSION **REGULAR MEETING** **PUBLIC HEARING**

SUBMITTED BY: Maggie Clayton, Beach Superintendent

ATTACHMENTS: n/a

PURPOSE:

This is a written request to the Select Board to vote to approve a \$1900 donation from New England Endurance Events to the Beach Donations Account (28-632-5655-4830) for the Beach Dept.'s support of the annual sprint triathlon at Surf Drive, held in 2023 on Sunday, July 9.

BACKGROUND/SUMMARY:

- The Falmouth Sprint Triathlon is a special event held annually at Surf Drive that has been supported by the Town for 28 years.
- This donation is part of NEEE's charitable program of giving back to the host communities of their events.
- Twelve lifeguards, two parking attendants, and four supervisors work the event with an early start to the workday (5:30 a.m., instead of 8:30 a.m. or a day off) by providing organization and a high level of service at the Mill Road Extension parking lot of Surf Drive, and lining the 1/3 mile swim course on rescue boards, the Harbor Master's boat, and rescue torpedoes, and walking the shoreline with a medical kit and AED. This year 3 people were pulled from the water, with our staff preventing a more serious medical event by allowing the competitors to struggle.

DEPARTMENT RECOMMENDATION:

That the Town of Falmouth recognizes the extra work done by staff to accommodate this event, and the positive partnership established with Andy Scherding & Kathleen Walker of New England Endurance Events to continue to host this successful competition which Beach Dept. staff and alumni participate in and work annually.

OPTIONS:

- 1) approval of the above recommended request;
- 2) denial of the above recommended request;
- 3) Select Board defined alternative

BUDGET INFORMATION: Applicable: Not Applicable: Budgeted: Yes No

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
DONATIONS	Beach Dept.	28-632-5655-4830		\$6,171.92*	+\$1900.00	\$8,071.92

*Amount calculated based on acceptance of other consent agenda item to expend funds for The Flying Bridge invoice from the annual awards banquet.

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

TOWN MANAGER COMMENTS:

Town Manager

8/23/2023

Date

OPEN SESSION

MINUTES

1. Review and vote to approve minutes of meetings
 - a. Public Session – August 21, 2023

Mr. Brown sought clarification on legalities regarding the easement, such as ownership questions. Associate Town Counsel Brian Tobin offered information regarding the owners of the private way and the rights the easement provided to the Town.

Mr. Mascali suggested to Atty. Tobin that the letter from Mr. Terry also be signed by the LLC. Atty. Tobin said he appreciated the suggestions, also saying that there are additional documents that are part of the package, especially those certifying the authority of the manager of the LLC to represent it.

Chair Taylor noted the recommendation of the water division to accept the easement.

Motion by Mr. Zylinski: To accept the water main easement for the condominium project at 213 North Falmouth Highway Second: Mr. Mascali Vote: Yes – 5 No – 0

Mr. Reghitto thanked Mr. Solimando for the donation of \$2,000 for the water main pipe that would be taken up later in the meeting under the Consent Agenda.

Discuss the 2023-2027 Strategic Plan Status Report

Mr. Renshaw orally reviewed the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and title: *Business 2 – Discuss the 2023-2027 Strategic Plan Status Report* in the Select Board packet. He summarized the main points of the plan adopted on October 24, 2022, as well as the recent discussion of the Board which focused on the police station. He said as a result of that discussion, an updated plan would be presented to the Board at an upcoming meeting. No action was required on this item.

Chair Taylor noted the prioritizing of the police department facility at the August 5 discussion.

Vote to approve Select Board support for the Resilient Woods Hole Walking Trail Project

Mr. Renshaw orally reviewed the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and title: *Business 3 – Vote to approve Select Board support for the Resilient Woods Hole Walking Trail Project* in the Select Board packet. He provided details of the signage, locations, purpose, and funding. He also announced a community workshop to be held on August 29 by Resilient Woods Hole to learn more about it. He recommended approval. In answer to a question from Chair Taylor, he said he has received no negative feedback on this project.

Mr. Brown asked about the materials for the posts. Mr. Johnson-Staub said it would be a wood product that will naturally age, not plastic. Mr. Renshaw confirmed that 3 of the 12 sites are Town owned.

Motion by Mr. Zylinski: To approve the Select Board support for the Resilient Woods Hole Walking Trail Project Second: Ms. Scott Price Vote: Yes – 5 No – 0

Application for Special One-Day Wine and Malt Liquor License – On the Water, LLC – Striper Fest – Bandshell/Marina Park – Saturday, 9/23/23 (rain date Sunday, 9/24/23)

Mr. Renshaw said that this item was tabled from the August 7 meeting, and he was expecting the applicant to be present tonight. Mr. Brown said that it is only the last 4 years out of the past 12 that the tent has been in the parking lot, which covers the time of the complaints. Chair Taylor expressed concern that the applicant or a representative was not present, especially in light of recent issues of noise at the Bandshell. Mr. Zylinski asked to table the item so he could ask questions of the applicant, citing feedback he has received from boatowners and users of the marina of disruption during the weekend of the event. Mr. Brown suggested tabling the item until after 7:00 to give the applicant an opportunity to get to the meeting. Chair Taylor said she would table the item, and if no one showed up, the Board would have to take a vote to take it up again.

Vote to adopt the FY25 Operating Budget Policy

Mr. Renshaw orally reviewed the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and title: *Business 5 – Vote to adopt the FY25 Operating Budget Policy* in the Select Board packet. He recommended approval of the policy.

Chair Taylor asked if there were changes from the previous policy. Mr. Johnson-Staub said there were updates, including simplified language to reflect current practices reinforcing workshops to inform budget priorities, and the Board's clarification in the fiscal policy of how it was treating rental rooms' excise tax going forward. He said this policy reflects those updates.

Mr. Brown asked about the one-sixth of the total revenue, and how that fits in with the \$4M funding plan for the FAHF. Mr. Johnson-Staub said that the balance in the FAHF was over \$7M at this time, and said there were replenishing appropriations coming up in November should the fund go below \$4M due to projects in the pipeline. He said he would look up the fiscal policy to ascertain if anything was in writing regarding the housing fund and its balance. He said it was not in the operating budget policy.

Motion by Mr. Zylinski: To adopt the FY25 Operating Budget Policy
Vote: Yes – 5 No - 0

Second: Ms. Scott Price

Vote to reverse the All Alcoholic Beverages Restaurant License from Peppercorn Restaurant LLC to Olive Restaurants, Inc. d/b/a Shiverick's Café and Bar at 285 Main Street

Mr. Renshaw orally reviewed the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and title: *Business 6 – Vote to reverse the All Alcoholic Beverages Restaurant License from Peppercorn Restaurant LLC to Olive Restaurants, Inc. d/b/a Shiverick's Café and Bar at 285 Main Street* in the Select Board packet. The review included the chronology of the situation. His recommendation, based upon the fact that the sale of the establishment did not materialize, was approval of the reversal of the license.

Chair Taylor asked why the Board would have approved a license prior to the sale going through. Mr. Zylinski said he believed he would have asked about that at the time also. Mr. Brown suggested that for a sale of a business, there may have been a contingency regarding license approval. Mr. Renshaw said that he would check the details of that 7/18 action. Mr. Mascali then questioned the use of the word "reverse" in the request for a vote. He sought clarification that the request was to approve the license going back to Olive Restaurants. Mr. Renshaw said that the word reversal may not have been the best word to use, and that the current vote would, basically, undo the action that the Board had taken on July 18 because the expected sale did not materialize. He said this current action would assure that Shiverick's Café and Bar can continue to purchase what they need to operate their establishment.

Motion by Ms. Scott Price: To approve the reversal of the All Alcoholic Beverages Restaurant License from Peppercorn Restaurant LLC to Olive Restaurants, Inc. d/b/a Shiverick's Café and Bar as presented
Second: Mr. Zylinski **Vote: Yes – 5 No - 0**

At this point, Chair Taylor skipped back to the previous item: *Application for Special One-Day Wine and Malt Liquor License – On the Water, LLC – Striper Fest – Bandshell/Marina Park – Saturday, 9/23/23 (rain date Sunday, 9/24/23)*

Chris Megan, owner of On the Water, LLC, was now present to answer questions. He first passed out printed materials to each Board member, Mr. Renshaw, and Mr. Johnson-Staub. He then said this was his 12th or 13th year at Marina Park with Striper Fest and understood there was a concern about tenting and parking. Using a map in the print materials, he described the weekend event, including when set-up began, when and where the various sections were set up, when the street was open and when closed, and how access to boats was affected. He said the shoulder season was a good time for the event due to less charter boat use and traffic, among other things. He said in the past, there were never issues reported by Gregg Fraser. He said they have used drone cameras to monitor boat spaces at Town docks. He said the road is open until around midnight Friday night.

Mr. Brown said that the primary concern is not about the charter boat area, but that people cannot find a place to park. Mr. Megan showed on the map where parking was available. Mr. Zylinski said that he had received a complaint 22 minutes before the meeting, and the issue involves slip owners rather than charter boats. He said the whole parking lot area is taken over for the whole weekend, which Mr. Megan disagreed with. Mr. Zylinski said he would talk with Mr. Fraser. Mr. Megan then explained the process he has gone through with dates of the working group meetings dealing with this event, saying that there had never been concerns raised at those times, and that across the board, there was agreement that this is a well-run event. Based upon that, he said, he was not expecting this problem. Mr. Brown then explained that for the past few years, he would begin receiving calls at the start of the weekend event due to the lack of parking, and that the event takes over the whole area. He said no matter how well the event is run, it doesn't change the lack of parking that results. Mr. Megan then mentioned 2 buses from the Lawrence School, Island Queen parking, and multi-thousand-dollar donations to Wings over the past three years.

He said for the Road Race you can't park within 2 miles and that is in the middle of the summer. He said that if there have been complaints for the past 3 years, they were not voiced in the working group meeting in February.

Mr. Johnson-Staub clarified the history of the working group action regarding any complaints, which had concerned mostly slip owner access, and that charter boat access had not come before the working group. He said that now the issue was saturation of the parking area generally due to the event's taking over the area. Mr. Megan said that the area in question is down by the Flying Bridge and working with Mr. Fraser's office would be a possible way to manage that.

There followed a discussion regarding options for how to mitigate the loss of parking spaces, which Mr. Megan estimated at 20-24. He said event attendance is mostly through registration, the high point in 2021 with 5,800. He said reconfiguring the tent might work for 2024, but that at this point, partner/vendor contracts were set based upon existing plans. He said he was prepared for a Consent Agenda item. He said his event tries to use the Lawrence School for vendors, although some park in the grassed area on site. He said it might be possible, though difficult, to arrange for slip owners' guests to sign up in advance to get a parking place, although weather would prove to be a factor. Mr. Zylinski said that slip owners often have guests on their boats and asked that consideration be given to that need for parking space moving forward. Mr. Megan again said he was unprepared for these concerns at this late date. Mr. Brown conceded that these concerns should have been addressed in the working group and request for change now is not practical.

Motion by Mr. Mascali: To approve the application for Special One-Day Wine and Malt Liquor License – On the Water, LLC – Striper Fest – Bandshell/Marina Park – Saturday, 9/23/23 (rain date Sunday, 9/24/23)
Second: Ms. Scott Price Vote: Yes – 5 No - 0

Mr. Megan said in the future, he would be happy to address concerns during the course of the year. Mr. Brown asked what concerns were addressed when identified in 2020. Mr. Megan said that, knowing many people on the list of five or six he "literally walked across the street," reaching out to as many as he could. He said the main concern was that they had access to their boats. He said he had a detail monitoring the situation, and described how access was kept open all the way.

CONSENT AGENDA

Licenses

- a. Application for a Common Victualler License – The Portuguese – 424 East Falmouth Highway, Unit B101, East Falmouth

Administrative Orders

- b. Request from Recreation Department to spend \$2,000 from the Falmouth Road Race Donation for the Community Center Playground for the Sound Study for the Trotting Park Pickleball Complex (Mr. Mascali asked if the amount was for the entire study. Mr. Johnson-Staub said that it is the entire cost of the work before construction.)
- c. Accept donation of excess water main pipe valued at approximately \$2,000 from Michael Solimando to the Water Department
- d. Approve withdrawal from the Beach Donations Account in the amount of \$500.00 for the Dr. David Garber "Dare to be Great" award to be given to a lifeguard during the annual banquet

Motion by Ms. Scott Price: To approve the Consent Agenda items Second: Mr. Zylinski.
Vote: Yes – 5 No - 0

MINUTES

Review and Vote to Approve Minutes of Meetings

- a. Public Session – March 27, 2023

Motion by Ms. Scott Price: To approve the minutes of March 27, 2023 Second: Mr. Zylinski
Vote: Yes – 5 No - 0

TOWN MANAGER'S SUPPLEMENTAL REPORT

Select Board Open Meeting Minutes of August 21, 2023

Mr. Renshaw orally reviewed his report to the Board, referring to the document entitled *Supplemental Report*, dated August 21, 2023, in the Select Board packet. It included information regarding the capital budget, recently attended meetings, and upcoming Select Board meetings through early November.

Mr. Renshaw took care to address an incident brought up earlier in this current Select Board meeting under "Recognition" regarding an August 9 meeting held in Davisville concerning a housing project there. He stressed the importance of treating all people with civility at such meetings, which are designed to gather community input. Further, he noted with dismay the poor, uncivil behavior a small number of residents displayed toward a Town staff member, Housing Coordinator Kim Fish, two days following the 8/9 meeting during her private time away from work, such as at the supermarket or at the beach. He said that staff are required to carry out the Strategic Plan priorities as directed by the Select Board, housing being the most important Strategic Plan priority, he said. He also stressed that he wants community members to contact him directly if they have any issues to air. Mr. Renshaw praised Ms. Fish, saying she is an asset to the Town.

Chair Taylor agreed wholeheartedly.

SELECT BOARD REPORTS

Mr. Zylinski reported on the following:

- Announced that the Blue Star dedication will be on Wednesday at 11:00 a.m. at the Museum on the Green, and he encourages everyone to attend.

Chair Taylor reported on the following:

- She and Mike Renshaw met with the Steamship Authority. It started out as a meet and greet, but they did discuss a couple of issues. Peter Jeffrey, Falmouth Representative on the Steamship Authority Board of Governors, will be helpful with communication between Steamship Authority and the Select Board.
- Today is National Fentanyl Prevention and Awareness Day. It is a day of coordinated response from the fentanyl awareness organization and affected families sharing their lived experiences as part of a whole group in warning and informing our youth and public and the unsuspecting. The national day of observance is on August 21.

DISCUSSION OF FUTURE AGENDA ITEMS

- Mr. Mascali – Requested an update from the Municipal Light Board to hear what they are working on now and plans for the future. Chair Taylor stated that the Municipal Light Board is just getting started, and Mike Renshaw will let the Select Board know when the Municipal Light Board is prepared to give a report.

ADJOURN

Motion by Ms. Scott Price: To adjourn. Second: Mr. Mascali. Vote: Yes – 5 No - 0

Respectfully submitted,
Carole Sutherland, Recording Secretary

OPEN SESSION

TOWN MANAGER'S SUPPLEMENTAL REPORT

September 11, 2023



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

TO: Select Board
FROM: Mike Renshaw, Town Manager
SUBJECT: Supplemental Report
DATE: September 11, 2023

Comcast Channel Line-Up Changes

The Town Manager's Office was recently advised by Falmouth Community Television of the following Comcast channel line-up changes effective September 21:

The Public Channel, featuring programming powered by community, reflecting the interests and activities of the Falmouth community, will no longer be found on Channel 13; as of September 21, viewers should tune in to Channel 6.

The Education Channel, a resource for students, parents, and educators, offering daily live morning announcements on school days, school board meetings, events, and alerts from our local schools, will no longer be found on Channel 14; viewers should tune in to Channel 8.

The Government Channel, providing live coverage of municipal meetings, programs that highlight our government at work, and the latest important updates from Town Hall, will no longer be found on Channel 15; viewers should tune in to Channel 9.

This channel reconfiguration on Xfinity in Falmouth does not affect the many other options for viewing FCTV programming, including the Falmouth Community Television channels on Roku and Apple TV, the live-streamed channels on the FCTV website at fctv.org, or on the Cablecast Screenweave smartphone app available for Android and iOS. These additional options are available worldwide and in high definition. For more information on how to access these viewing options, please visit the FCTV website at fctv.org.

Hiring Announcement: Our New Sustainability Coordinator

I am very happy to announce that we have completed the recruitment process for the Town's Sustainability Coordinator position and the top-scoring candidate, Stephanie Madsen, recently formally accepted our offer of employment and will join Team Falmouth on Monday, September 25.

Stephanie brings to the Town a very impressive list of credentials and a vast amount of professional experience, having worked most recently in a similar role at the Woods Hole Oceanographic Institute.

Recent Meetings Attended by the Town Manager

On September 6 I had an opportunity to attend an orientation/Joint Base Cape Cod 101 meeting with Brigadier General Faux, along with my counterpart from the Town of Bourne, Marlene McCollem. It was a great opportunity to learn about the history of the base, and how its mission has evolved to meet today's needs.

Upcoming Meetings:

- October 2
- October 16
- October 30
- November 6
- November 13 Town Meeting
- November 20