

TOWN OF FALMOUTH
MASSACHUSETTS

ARTICLES OF THE WARRANT

FOR THE

NOVEMBER TOWN MEETING

WITH RECOMMENDATIONS FROM THE

SELECT BOARD ▪ FINANCE COMMITTEE ▪ PLANNING BOARD
▪ COMMUNITY PRESERVATION COMMITTEE ▪



PUBLISHED BY THE FINANCE COMMITTEE
FOR THE CONVENIENCE OF THE VOTERS

MONDAY, NOVEMBER 13, 2023 AT 7:00 P.M.

MEMORIAL AUDITORIUM, LAWRENCE SCHOOL
113 LAKEVIEW AVENUE, FALMOUTH, MA 02540

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Douglas C. Brown
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Michael Palmer

DIRECTOR OF FINANCE

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Maura O'Keefe

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Brian Keefe, Nicholas S. Lowell, Joseph Netto,
Michael Palmer and Daniel Shearer

“CITIZEN’S CHECK LIST”

(Written by North Attleboro)

To be considered on each vote:

1. IS IT NECESSARY? Or is it something that is not really needed or perhaps already being provided by a private group?
2. CAN WE AFFORD IT? Remember, there is no limit to what we would like, but there is a limit to what we can afford.
3. WHAT WILL IT COST ULTIMATELY? Many proposals are like icebergs – only a small fraction of the total cost is apparent on the surface.
4. HOW WILL IT AFFECT BASIC LIBERTIES? If it imposes unreasonable or illegal restraints on your life or that of others, it should be vigorously opposed.
5. IS IT IN THE BALANCED BEST INTEREST OF ALL? If it is designed to benefit a small group or special interests, while taking unfair advantage of others, work for its defeat.
6. IS IT A “FOOT-IN-THE-DOOR” PROPOSITION? Compromising a little now may bring an oppressive burden later, either in more regulations or more taxes or a combination of both.
7. DOES IT PLACE TOO MUCH POWER IN THE HANDS OF ONE INDIVIDUAL OR GROUP? Once decisive power is granted to a non-elected public official, a commission or a municipal authority, the private citizens lose effective control.
8. DOES IT RECOGNIZE THE IMPORTANCE OF THE INDIVIDUAL AND THE MINORITY? This is a cornerstone of our Republic.
9. IS ITS APPEAL BASED ON EMOTIONAL PROPAGANDA OR FACTS? The farther a proposition gets away from facts, the more critical one should be.
10. DOES IT SQUARE WITH YOUR MORAL CONVICTIONS? If so, fight for it. If not, oppose it.

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 Sewer Design and Permitting of Northeast Maravista and Teaticket Path Peninsula Service Area
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 240-7.7B(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 § 5, cl. 41D Index of Elderly Tax Exemption Income & Assets to Inflation
20	Adopt Tax Exemption Change for Blind Persons

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.

RECOMMENDATION (Finance Committee): That the Town vote Article 1 as printed.

ARTICLE 2: To hear reports of Committees and Town Officers and act thereon.

RECOMMENDATION (Finance Committee): That the Town vote Article 2 as printed.

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.)

RECOMMENDATION (Finance Committee): That the Town vote to transfer and appropriate the sum of:

- \$11,104,600 from free cash
- \$700,000 from re-appropriation of Article 11, November 2021 ATM for Police Interior Renovations
- \$456,000 from re-appropriation of Article 4, November 2022 ATM for Ambulance Equipment
- \$258,330 from Waterways Fund for Great Harbor Dock and Ramp and New Simpsons Bulkhead
- \$175,000 from Embarkation Fee Fund, \$75,000 for Quissett and Sippewissett Speed Signs and \$100,000 for Multi-Space Parking Pay Stations
- \$160,000 from Golf Revolving Fund for Golf Equipment and Golf Maintenance Repair Shed
- \$150,000 from Title V Fund for Outfall Data Collection and Permitting
- \$100,000 from Parking Meter Fund for Multi Space Parking Pay Stations
- \$49,170 from re-appropriation of Article 4, April 2019 ATM for Simpson Landing Bulkhead

for the purposes of this article. Said funds to be expended under the jurisdiction of the Town Manager.

Description	Dept Name	Warrant Page	Proposed Funding
Golf Equipment	SELECT BOARD/TM	31	50,000
Golf Maintenance Shed Repair	SELECT BOARD/TM	32	110,000
Strategic Planning Software	SELECT BOARD/TM	33	25,000
Town Hall Modifications	SELECT BOARD/TM	34	25,000
Financial Management Conversion / Upgrade	FINANCE	35	1,137,000
End User Technology Replacement	INFORMATION TECH	36	50,000
Digital Forensic Computer, Server & Software / Fingerprinting Technology	INFORMATION TECH	37	123,000
New Police Station Feasibility Study	POLICE	42	200,000
Police Building Exterior	POLICE	43	500,000
Police Cruiser Replacement	POLICE	44	126,000
Vehicle Upgrades	POLICE	45	54,000
Multi Space Parking Pay Stations	POLICE	46	205,000
West Falmouth Station Improvements	FIRE	47	80,000
Driveway Replacements Main St & E Falmouth	FIRE	48-49	330,000

Description	Dept Name	Warrant Page	Proposed Funding
Ambulance Equipment	FIRE	50	556,000
Marine 1 Upgrades	FIRE	51	150,000
Back-Up Radio System	FIRE	52	100,000
Rescue Boat 1 (RB1)	FIRE	53	170,000
Radio System Replacement	CONSOLIDATED COMM	54	2,000,000
Bulkhead - New Simpsons	MARINE & ENVIRON	56	107,500
Vehicle - New Pickup Truck	MARINE & ENVIRON	57	27,000
Dock & Ramp - Great Harbor Dock & Ramp	MARINE & ENVIRON	58	200,000
Tony Andrews Farm Demolition & Construction	FACILITIES	59	200,000
Main Library Windows	FACILITIES	61	132,000
Main Library Roof - Design/Bid/Construction	FACILITIES	62	125,000
Metal Prefabrication Staff / Equipment Building	DPW ADMIN & ENG	63	363,000
Sippewissett Road Culvert Replacement	DPW ADMIN & ENG	64	350,000
Worcester Court and Spring Bars Road Traffic Improvements	DPW ADMIN & ENG	65	175,000
NPDES Compliance	DPW ADMIN & ENG	66	175,000
Quissett And Sippewissett Speed Signs	DPW ADMIN & ENG	67	75,000
Nobska Bridge Replacement & Maintenance	DPW ADMIN & ENG	68	250,000
Road Maint/Construction/Sidewalks - Town Funded	HIGHWAY	69	1,600,000
Bike Path Maintenance	HIGHWAY	70	90,000
H-19 Ford F-350 Dump Truck	FLEET SERVICES	71	134,000
H-64 Stepp Hotbox	FLEET SERVICES	72	62,000
E-3 Ford Excursion Replace with Ford Transit	FLEET SERVICES	73	68,000
Zero Turn Mowers (3)	FLEET SERVICES	74	55,000
S-11 Ford F-350 Utility Truck	FLEET SERVICES	75	108,000
H-12 Ford F-350 Dump Truck	FLEET SERVICES	76	106,000
Accessibility Mats	PARKS	80	29,000
Wastewater System Equipment Rehab/Replace	WASTEWATER	81	125,000
Outfall - Data Collection and Permitting Phase 1	WASTEWATER	83	850,000
Water Meters	WATER	84	250,000
Leak Detection Survey	WATER	86	120,000
Upgrades: Wells, Water Tanks, MMR & CPWTP	WATER	87	150,000
EF Preschool Playground Fencing	SCHOOL	88	25,000
Mullen Hall & North Falmouth PA Systems	SCHOOL	89	105,600
District Wide Floor Repair & Replacement	SCHOOL	90	300,000
District Wide Van Purchases	SCHOOL	91	90,000
District Wide Security Camera Additions	SCHOOL	92	162,000
District Wide Door Replacements	SCHOOL	93	60,000
Teaticket Exterior Painting	SCHOOL	95	50,000
Replace Gym Floor	RECREATION	96	275,000
Lawrence & Swift Park Tennis Court Repainting	RECREATION	97	88,000

Description	Dept Name	Warrant Page	Proposed Funding
Lawrence School Tennis Courts Electronic Access Clock	RECREATION	98	30,000
Beach Facilities Study	BEACH	99	50,000
Total			13,153,100

EXPLANATION: Each year Town staff prepare a ten-year capital plan to address the Town's capital needs. The Town Manager and Finance Director prioritize department requests and submit recommendations to the Select Board for review and approval. The proposed capital requests for the current year are then submitted to the Finance Committee which reviews each request and submits its recommendation to Town Meeting. This article includes capital items that require a simple majority. You will find a request form describing each Capital item on the page number listed for each line-item.

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.)

RECOMMENDATION (Finance Committee): That the Town vote to raise and appropriate \$500,000 for Water Mains, and transfer and appropriate the sum of:

- \$960,000 from Capital Stabilization, \$550,000 for Lawrence School Cafeteria Roof and \$410,000 for Water Mains
- \$601,007 from Water Stabilization for Water Mains
- \$410,000 from re-appropriation of Article 2, November 2019 ATM for Tech Park Tank Painting for Water Mains

for the purposes of this article. Said funds to be expended under the jurisdiction of the Town Manager.

Description	Dept Name	Warrant Page	Proposed Funding
Water Mains	WATER	85	1,921,007
Lawrence Cafeteria Roof	SCHOOL	94	550,000
Total			2,471,007

EXPLANATION: This article provides \$1,921,007 funding for replacement of Water Mains. Grant funding of \$398,993 from the American Rescue Plan Act (ARPA) was previously allocated for water main replacements. The \$500,000 from 'raise and appropriate' will be supported by an increase in the water rates adopted by the Select Board this fall. The other project funded will be \$550,000 for the Lawrence Cafeteria Roof. This article includes transfers from stabilization funds that require a 2/3 majority vote. You will find a request form describing each Capital item on the page number listed for each line-item.

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.

RECOMMENDATION (Finance Committee): That the Town vote to transfer and appropriate the sum of \$251,000 from free cash for the purposes of this article. Said funds to be expended under the jurisdiction of the Town Manager.

Description	Dept Name	Warrant Page	Proposed Funding
Town Camera Additions & Maintenance	INFORMATION TECH	38	20,000
Open Space & Recreation Plan ADA Transition	PLANNING BOARD	39	15,000
Wayfinding Plan	PLANNING BOARD	40	20,000
Zoning Bylaw Recodification - Phase 2	PLANNING BOARD	41	30,000
Marina Electrical Upgrades	MARINE & ENVIRON	55	20,000
DPW Entrance Door	FACILITIES	60	10,000
W-65 Utility Trailer	FLEET SERVICES	77	16,000
Athletic Field Maintenance	PARKS	78	88,000
Turf Tank Pro Package	PARKS	79	15,000
Beach Profile Surveys	BEACH	100	17,000
Total			251,000

EXPLANATION: This article funds items that do not meet the definition of capital and/or are below the \$25,000 threshold. You will find a request form describing each Non-Capital item on the page number listed for each line-item.

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.

RECOMMENDATION (Finance Committee): That the sum of \$3,800,000 is appropriated 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 other costs incidental or related thereto; that to meet this appropriation the Treasurer with the approval of the Select Board is authorized to borrow \$3,800,000 and issue bonds or notes therefor under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws; that the Treasurer with the approval of the Select Board is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust established pursuant to Chapter 29C and in connection therewith to enter into a financing agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the projects or for the financing thereof; that the Select Board or other appropriate local body or official is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the projects and to take any other action necessary or convenient to carry out the projects; and that the Select Board is authorized to contract for and expend any federal or state aid or other funds available for the projects, provided that the amount of the authorized borrowing shall be reduced by the amount of such aid received prior to the issuance of bonds or notes under this vote.

Approval of this Article requires a 2/3 Town Meeting vote.

EXPLANATION: This funding is required to design and permit Phase 1 of the wastewater project outlined in the Town's Targeted Watershed Management Plan for Great Pond, approved by the state in January of 2023. Phase 1 includes the wastewater collection system for the northeastern part of Maravista 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. The Water Quality Management Committee and Town staff have been thorough and methodical in evaluating potential locations for discharge of treated wastewater. The expansion of existing sand beds at the Wastewater Treatment Facility was studied by the same UMass Dartmouth research team that prepared all of the estuary reports on which the state based its nitrogen limits for all estuaries in Falmouth. This study concluded Herring Brook salt marsh would be able to assimilate the nitrogen from the planned increase in flow from this project. Permitting an expansion of the existing discharge site (sand beds number 14 and 15) is estimated to take place in about one year as compared to an estimated 4-7 years to permit an outfall pipe. The estimated permitting timelines for both of these discharge options could increase by several years if appealed. The Town is moving forward with preliminary studies to permit an outfall pipe. In the interim, using the existing sand beds is the quickest and most cost effective means to improve water quality for Great Pond without compromising water quality in West Falmouth Harbor. The funds for this project will be borrowed within the levy limit – i.e. without debt exemption – and as such there is no tax increase required for this article.

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.

RECOMMENDATION (Finance Committee): That the Town vote to raise and appropriate the following amounts for the following purposes:

Line	Account #	Account	Amount	Jurisdiction
1	01-192-5110	Facilities Wages	45,550	Town Manager
2	01-122-5319	Professional & Technical	25,000	Town Manager
3	01-152-5111	Hiring Bonuses	50,000	Town Manager
4	01-914-5178	Health Insurance	400,000	Town Manager
5	01-916-5179	Medicare	100,000	Town Manager
6	01-152-5110	Human Resource Wages	20,000	Town Manager
7	850-3280-8175	Falmouth Affordable Housing Fund	925,000	Town Manager
8	01-132-5785	Reserve Fund	150,000	Finance Committee

EXPLANATION: The supplement to the FY 2024 budget includes:

- Facility Wages: The funds will be used to hire a licensed electrician. The intent is to hire a new electrician in time to receive instruction from the current electrician who is retiring in June of 2024.
- Professional & Technical: The funds will be used to pay for the Martha's Vineyard Bank Parking Lot Lease.
- Hiring Bonuses: This funding will be used to pay for hiring bonuses and relocation stipends as incentives necessary to attract replacement employees for selected positions.
- Health Insurance: This increase is needed based on new information received after the budget was submitted.
- Medicare: This adjustment has been calculated based on updated wage budgets.
- Human Resources Wages: These funds will be used to retain a consultant to perform a reconciliation of benefit accounts and set up best practices procedures. The consultant will also recommend best practice processes and procedures to improve internal controls.
- Falmouth Affordable Housing Fund: These funds have been allocated from rooms excise tax revenues per Select Board policy to the Falmouth Affordable Housing Fund. A report detailing

the use and disposition of Falmouth Affordable Housing Funds will be provided to Town Meeting.

- **Reserve Fund:** Based on previous authorizations to use the Reserve Fund approved earlier this year, the balance has decreased from \$325,000 to \$173,000. The request is to return the reserve fund back to \$325,000 to handle any issues that arise before June 30, 2024.

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.

RECOMMENDATION (Finance Committee): That the Town vote to transfer the amount of \$150,000 from the PEG Access Receipts Reserved for Appropriation account for the purposes of this article. Said funds to be expended under the jurisdiction of the Town Manager.

EXPLANATION: According to Department of Revenue guidelines, funds received from the Town's Xfinity/Comcast license agreement are placed into a Receipts Reserved for Appropriation account. The Town is requesting the balance to be appropriated for payment of costs associated with Public Education and Government access programming including, but not limited to, internet service for Town Hall and Senior Center, remote meeting moderator staffing, teleconference license fees, and audio/video equipment.

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 240-14.11 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.

Recommendation (Planning Board): That the town vote Article 9 as printed in the warrant.

Explanation: This article corrects technical errors and omissions identified by users of the Zoning Bylaw following the Attorney General's approval of the Recodification effort in November 2022. A redlined version of these changes are provided in the Warrant Booklet.

The list includes corrections such as fixing reference errors, removing or replacing incorrect phrases, values, or interpretations, and adding previously omitted language. This article does not make substantive changes to the Zoning Bylaw and is brought before Town Meeting to ensure transparency of the process. Note that the article contains the following scrivener's errors: In Paragraph 6 pertaining to the Business Redevelopment District at 240-14.1 | Parking Area Design and Location, the last sentence of subsection (a) contains incorrect section numbers. Article XXII should state § 240-14.1 and § 240-170B should state § 240-14.1F(3).

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.

Recommendation (Planning Board): That the town vote Article 10 as printed in the warrant.

Explanation: This article relocates the Accessory Apartment language from the Agricultural Districts and Residence Districts Use Tables (Sections 240-6.1B and 240-6.6B) to Article 9 Special Use Regulations. A redlined version of these changes is provided in the Warrant Booklet.

With the sections within Article 9 being listed alphabetically, Accessory Apartments becomes the first section and therefore, the remainder of the sections will need to be renumbered accordingly. Lastly, this article also makes minor, non-substantive changes to the language to correct references, increase clarity, and improve sentence structure.

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.

RECOMMENDATION (Finance Committee): Indefinite Postponement

EXPLANATION: This is a petition article that seeks an appropriation to construct pickleball courts at Trotting Park. The Recreation Department has submitted an application to the Community Preservation Committee for \$2.6 million for this same project. The Community Preservation Committee has not yet determined whether to submit this project for consideration to the April 2024 Annual Town Meeting. Because this project could potentially be funded from Community Preservation, where many other priorities cannot, the Town Manager did not recommend Free Cash funding for this project at this time. The Town Manager seeks to allocate as much Free Cash as possible toward capital stabilization and debt stabilization to facilitate priority borrowing projects while limiting the tax impact.

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.

RECOMMENDATION (Select Board): Indefinite Postponement

EXPLANATION: This is a petition article that seeks to expend Town resources on private property for the benefit of a private party. Over a period of more than 25 years, three Falmouth Town Managers working with present and prior Town Counsel have attempted to reach an agreement with the owner of the subject property to compensate the owner for an encroachment of the Town sidewalk on his property. To keep the sidewalk as is, the Town was willing to provide labor to facilitate curb cuts to the property and in exchange, the owner would deed to the Town the 155+/- sq. ft. encroachment where the sidewalk was built. Despite the efforts made by all, those negotiations did not produce an agreement acceptable to both the Town and the property owner. In order to solve the encroachment issue, the decision was made to simply remove it. The area of the encroachment has been surveyed and the portion of the sidewalk located on this private parcel has been removed. Now that the encroachment has been removed, there is no basis for the Town to pay for, or perform, work to benefit a private party when there is no public benefit to the Town in exchange for such work.

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.

RECOMMENDATION (Select Board): That the Town vote Article 13 as printed.

EXPLANATION: This petition article seeks a nonbinding Town Meeting vote to advise the Select Board to authorize a pilot project to test urine diversion as a method for reducing the amount of nitrogen and phosphorus entering town waters. Town staff view urine diversion as an approach that has potential to address water quality issues in some areas of town where removal of 100% of the nitrogen from septic systems is not required to meet nitrogen reduction targets established by studies approved by the Massachusetts Department of Environmental Protection (DEP). For the densely developed neighborhoods south of Route 28, sewers are the only viable option for removing 100% of the nitrogen from septic systems. There are many questions and challenges that will need to be addressed to determine whether urine diversion is a viable option where less than 100% of nitrogen from septic

systems needs to be removed to meet nitrogen targets set by the DEP. DEP approval, state plumbing code approval, commercial farms acceptance of urine as a fertilizer source, and homeowner willingness to install the required plumbing are among those questions. The Town may seek to defray the cost of a pilot project for this novel approach by seeking regional support and applying for grants.

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.

RECOMMENDATION (Finance Committee): Indefinite Postponement

EXPLANATION: The Town Manager has proposed a capital allocation of \$75,000 for speed signs on Quissett and Sippewissett roads to be paid from Embarkation Funds under article 3 of this Town Meeting warrant. There are also unspent funds for speed signs in an existing account. After meeting with the Town Manager and other staff the petitioner advised the Select Board at a meeting on September 11, 2023 that they will seek indefinite postponement of this petition article.

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.

Recommendation (Planning Board): The Planning Board will make its recommendation on Town Meeting floor.

Explanation: This petition article seeks to create a waiver of the gallons of sewage per day per square feet limitation for non-residential uses in the Water Resource Protection District if an applicant can show that an advanced treatment system would have the same or better results than the bylaw requires. The Planning Board was still deliberating the merits and impacts of this Article at the time the warrant went to print.

Note that the article contains a scrivener's error and the correct section number as written in the petition article is 240-7.7B(6).

Approval of this Article requires a 2/3 Town Meeting vote.

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.

RECOMMENDATION (Select Board): To see if the Town will vote to amend the Town’s Position Classification Plan as follows:

Action	Title	Employee Group	Grade	Wage Rate (FY 2024)
Add	Deputy Police Chief	Technical Administrative Management	M-11	\$58.41 - \$78.93
Add	Senior Project Manager	Technical Administrative Management	M-8	\$42.30 - \$57.16
Add	Coastal Resilience Coordinator	Technical Administrative Management	M-8	\$42.30 - \$57.16
Add	Assistant Human Resources Director	Technical Administrative Management	M-7	\$40.89 - \$55.26
Remove	DPW Mechanic	Public Works	9	\$28.55 - \$36.42
Add	DPW Mechanic	Public Works	10	\$30.55 - \$38.94
Remove	Fire Department Master Mechanic	Firefighters	Group 15 Grade 3	\$32.41 - \$41.80
Add	Fire Department Master Mechanic	Firefighters	Group 15 Grade 1	\$38.58 - \$49.50

EXPLANATION: The Town Manager seeks to add four new positions to the Town Classification plan and to change the pay classification for two existing positions. Town staff are in the early stages of preparing the FY 2025 operating budget which will be submitted to Town Meeting next April. As such, the Town Manager has not yet determined whether these positions can be funded in the next fiscal year. Approval of this article will allow the Town Manager to consider adding these new positions to the budget effective July 1, 2024.

- Deputy Police Chief: The Town Manager and Police Chief seek to create a Deputy Police Chief position to provide a clear chain of command in the absence of the Chief and to improve succession planning. Experience in the Deputy Chief position will improve that individual's readiness to take on the responsibilities of Police Chief.
- Senior Project Manager: New watershed permit regulations promulgated in July of 2023 necessitate an acceleration of the Town’s wastewater/watershed management planning and implementation. Management support is needed to move forward with the Town’s watershed plans and permits while continuing to oversee the operations of a growing wastewater system.
- Coastal Resilience Coordinator: This position will play a lead role in advancing the Town’s efforts to address current and future impacts of sea level rise and climate change.
- Assistant Human Resources Director: The Human Resources Department is responsible for recruitment, payroll administration, employee relations, and training for over 350 full-time employees plus benefit administration for both active employees and over 700 retirees. The office has had a total of three full-time positions since 2004. Since that time, the number of retirees and Town employees has grown, benefit administration has become more complex, and the Fire and Police Departments have come out of civil service, transferring their hiring to the HR Department. This position is needed to manage this increased workload.
- Mechanic Positions: The Town seeks to increase the pay grade for Fire Department and Public Works mechanic positions due to changing labor market conditions and increased responsibilities.

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.

RECOMMENDATION (Select Board Note): That the Town vote Article 17 as printed.

EXPLANATION: Inflationary pressure has made it increasingly difficult for low-income elderly homeowners to afford to live in Town. This article raises the tax exemption amount from \$500 to \$1,000 for individuals who meet the age and income eligibility criteria identified below. This measure, along with others proposed in the succeeding articles, will help to provide relief, and will put the Town in line with other communities in the region that have already made these changes. The estimated total reduction in real estate tax collections that would result from approval of Articles 17, 18 and 19 for Fiscal Year 2025 is \$67,750.

Current qualifications for the Elderly Exemption include:

- 70 years of age or older
- Personal assets not including home cannot exceed \$30,000 if single, \$40,000 if married
- Income for previous calendar year less than \$21,452 if single, \$26,599 if married, (after subtracting an allowable exclusion for Social Security - \$7,802 Married & \$5,201 Single)
- Primary residence in Massachusetts for 10 years and owner of property in Massachusetts for 5 years.
- Exemption is granted for primary home only.

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.

RECOMMENDATION (Select Board): That the Town vote Article 18 as printed.

EXPLANATION: Many retirees and individuals unable to continue to work need relief before they reach the age of seventy. This article goes along with Article 17 and reduces the age of eligibility for low-income individuals from seventy to sixty-five. This measure will help to provide relief and will put the Town in line with other communities in the region that have made these changes.

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, 2024. Or do or take any other action relative thereto. On request of the Select Board.

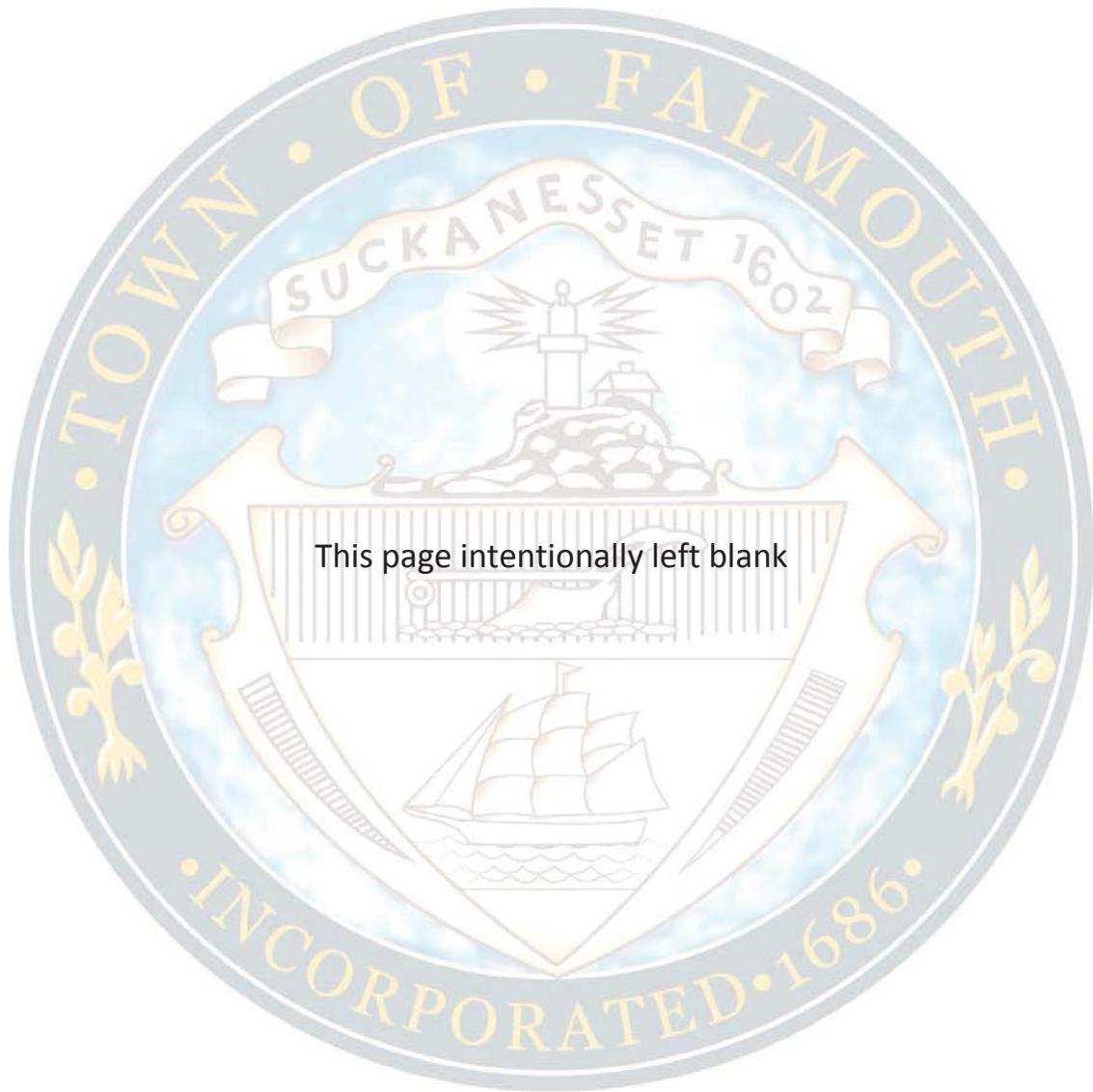
RECOMMENDATION (Select Board): That the Town vote Article 19 as printed.

EXPLANATION: This Article allows the income and asset levels needed to qualify for this property tax exemption to be adjusted annually based on the consumer price index for the region. This measure will provide tax relief to low-income seniors and will put the Town in line with other communities in the region that have made these changes.

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.

RECOMMENDATION (Select Board): That the Town vote Article 20 as printed.

EXPLANATION: This article provides an increased property tax exemption going from \$437.50 to \$500 for individuals with a primary residence residing in Town and considered legally blind.



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APPENDIX

**TOWN OF FALMOUTH
FISCAL 2024
CAPITAL IMPROVEMENT PLAN**

Description	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
CAPITAL PROGRAM & BUDGET SUMMARY:												
			CAPITAL BUDGET									
General Government	556,000	1,690,000	1,540,000	1,043,500	455,500	705,500	80,500	75,000	300,000	80,000	50,000	80,000
Public Safety	2,550,036	5,676,000	4,825,500	2,931,200	4,065,000	12,690,500	5,122,800	19,408,800	5,748,000	1,168,500	3,219,000	2,301,000
Community Development	151,500	65,000	65,000	30,000	30,000	-	-	-	-	-	-	-
Public Works	4,830,996	13,902,000	11,442,007	54,563,000	30,858,700	61,881,181	35,479,526	11,672,822	43,217,157	15,324,622	84,210,310	13,874,320
Community Services	699,555	509,500	460,000	6,427,400	200,000	6,017,500	250,000	68,000	40,000	18,500	-	59,000
Schools	2,200,000	1,851,720	1,342,600	6,765,000	5,175,736	6,094,757	4,640,000	3,295,000	2,375,000	1,825,000	1,675,000	2,425,000
Total Capital Budget	10,988,087	23,694,220	19,675,107	71,760,100	40,784,936	87,389,438	45,572,826	34,519,622	51,680,157	18,416,622	89,154,310	18,739,320
Funding Sources - November Town Meeting Only:												
Free Cash Funding			11,355,600									
Articles Existing			1,615,170									
Betterments			-									
Bond Proceeds			-									
Borrowing			3,800,000									
Capital Stabilization			960,000									
Community Preservation Act			-									
Embarcation			175,000									
Golf Receipts Reserved for Appropriation			160,000									
Overlay Surplus			-									
Parking Meter Fund			100,000									
User Rates			500,000									
Taxes/Local Receipts			-									
Title V			150,000									
Water Stabilization			601,007									
Waterways Fund			258,330									
Total Funding Sources			19,675,107									

Description	Dept	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Golf Equipment	GG	122	SELECT BOARD/TM	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Golf Maintenance Shed Repair	GG	122	SELECT BOARD/TM		110,000	110,000									
Strategic Planning Software	GC	122	SELECT BOARD/TM		25,000	25,000									
Town Hall Modifications	GG	122	SELECT BOARD/TM		25,000	25,000									
Business Equipment	GG	122	SELECT BOARD/TM	20,000		0	25,000		25,000		25,000		30,000		30,000
Online Licensing Software Select Board	GG	122	SELECT BOARD/TM	36,000		0									
Financial Management Software Conversion / Upgrade			SELECT BOARD/TM Total	106,000	210,000	210,000	75,000	50,000	75,000	50,000	75,000	50,000	80,000	50,000	80,000
	FIN	131	FINANCE		1,137,000	1,137,000									
			FINANCE Total	0	1,137,000	1,137,000	0	0	0	0	0	0	0	0	0
Assessors Revaluation	ASS	141	ASSESSORS	200,000		0			225,000			250,000			
			ASSESSORS Total	200,000	0	0	0	0	225,000	0	0	250,000	0	0	0
End User Technology Replacement	IT	155	INFORMATION TECH		50,000	50,000	50,000	50,000	50,000						
Additional Access Controls	IT	155	INFORMATION TECH		40,000	0	40,000	20,000	20,000						
Digital Forensic Computer, Server & Software / Fingerprinting Technology	IT	155	INFORMATION TECH		123,000	123,000									
Mobile Technology Training EMS Lab	IT	155	INFORMATION TECH		20,000	0	20,000								
Police Training Room Technology Upgrade	IT	155	INFORMATION TECH		80,000	0									
Town Camera Additions & Maintenance	IT	155	INFORMATION TECH		20,000	20,000	20,000	25,000	25,000						
Asset Tracking System	IT	155	INFORMATION TECH		10,000	0									
Essential Software Updates	IT	155	INFORMATION TECH			0	50,000								
GIS - Imagery and Planimetric Update	IT	155	INFORMATION TECH			0		50,000							
GIS - Move Public App Site to Cloud	IT	155	INFORMATION TECH			0	68,000		50,000						
GIS - Plotter/Scanner Replacement	IT	155	INFORMATION TECH			0				12,500					
GIS LIDAR Project	IT	155	INFORMATION TECH			0				18,000					
Hardware & Software / Server Upgrades	IT	155	INFORMATION TECH			0	250,000	75,000	75,000						
Infrastructure Redesign & Upgrade	IT	155	INFORMATION TECH			0		25,000	25,000						
Internet Failover - FDHQ	IT	155	INFORMATION TECH			0	30,000								
Microsoft Azure Redesign & Upgrade	IT	155	INFORMATION TECH			0	75,000	20,000	20,000						
Municipal Fiber additions/Improvements	IT	155	INFORMATION TECH			0	30,000	25,000	25,000						
Network Switches Replacements	IT	155	INFORMATION TECH			0	30,000	30,000	30,000						
Network Upgrades	IT	155	INFORMATION TECH			0	50,500	50,500	50,500						
Phone System Upgrades	IT	155	INFORMATION TECH			0	200,000								
Servers	IT	155	INFORMATION TECH	250,000		0									
SonicWall Upgrades	IT	155	INFORMATION TECH			0	20,000	10,000	10,000						
Technology Wiring	IT	155	INFORMATION TECH			0	15,000	15,000	15,000						
Wireless Network Upgrades	IT	155	INFORMATION TECH			0	20,000	10,000	10,000						
			INFORMATION TECH Total	250,000	343,000	193,000	968,500	405,500	405,500	30,500	0	0	0	0	0
Land Management	CD	171	CONSERVATION	40,000		0									
Punch Bowl Improvements	CD	171	CONSERVATION	20,000		0									
Red Brook Rd Culvert Repair	CD	171	CONSERVATION	61,500		0									
			CONSERVATION Total	121,500	0	0	0	0	0	0	0	0	0	0	0
Open Space & Recreation Plan ADA Transition	PL	175	PLANNING BOARD		15,000	15,000									
Wayfinding Plan	PL	175	PLANNING BOARD		20,000	20,000									
Zoning Bylaw Recodification - Phase 2	PL	175	PLANNING BOARD	30,000	30,000	30,000	30,000	30,000	30,000						
			PLANNING BOARD Total	30,000	65,000	65,000	30,000	30,000	30,000	0	0	0	0	0	0
New Police Station Feasibility Study	PD	210	POLICE		200,000	200,000									
Police Building Exterior	PD	210	POLICE		500,000	500,000									
Police Cruiser Replacement	PD	210	POLICE	125,000	251,000	126,000	257,000	264,000	271,000	278,000	286,000	294,000	302,000	311,000	319,000
Vehicle Upgrades	PD	210	POLICE		102,000	54,000									
Multi Space Parking Pay Stations	PD	210	POLICE		205,000	205,000									
Detective Vehicle	PD	210	POLICE		35,000	0			37,500						
Accident Reconstruction Equipment	PD	210	POLICE	30,000		0									
Building Security	PD	210	POLICE			0				60,000					
Firearms (Handguns)	PD	210	POLICE			0	120,000								
Firearms (Shotguns)	PD	210	POLICE	30,736		0									

Description	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Ford F250	PD 210	POLICE			0	75,000								
Mobile Data Terminals	PD 210	POLICE			0	50,000				52,000				
New Police Station Construction or Renovation	PD 210	POLICE		0	0			TBD						
Office Furniture	PD 210	POLICE			0	15,000			15,000					
Police Vehicle Radios	PD 210	POLICE			0				120,000					
Security Cameras	PD 210	POLICE			0				150,000					
Security Gates	PD 210	POLICE			0				35,000					
SRO Vehicle	PD 210	POLICE			0	55,000								
Support Vehicle - Prisoner/Equipment	PD 210	POLICE			0						140,000			
POLICE Total			185,736	1,293,000	1,085,000	572,000	264,000	308,500	388,000	608,000	659,000	339,500	311,000	319,000
West Falmouth Station Improvements	FD 220	FIRE		80,000	80,000									
Driveway Replacements Main St & E Falmouth	FD 220	FIRE		330,000	330,000									
Ambulance Equipment	FD 220	FIRE		556,000	556,000									
Marine 1 Upgrades	FD 220	FIRE		150,000	150,000						600,000			
Back-Up Radio System	FD 220	FIRE		100,000	100,000									
Rescue Boat 1 (RB1)	FD 220	FIRE		170,000	170,000									
Chief Vehicle (C11)	FD 220	FIRE		80,000	0									90,000
Paramedic Vehicle (32)	FD 220	FIRE		90,000	0									
Ambulances	FD 220	FIRE	456,000		0		525,000		575,000				600,000	
Brush Breaker	FD 220	FIRE			0							500,000		
Deputy Chief Vehicle (C12)	FD 220	FIRE			0						90,000			
Emergency Generators	FD 220	FIRE			0		80,000							120,000
EMS Supervisor Vehicle (C33)	FD 220	FIRE			0	50,000								
Fire Engines	FD 220	FIRE	1,100,000		0	960,000							1,000,000	
Fire Equipment/Protective Gear (PPE & SCBA)	FD 220	FIRE	65,000		0						200,000			300,000
Fire Gear/Washer	FD 220	FIRE			0					40,000				
Fire Prevention Officer Vehicle (C13)	FD 220	FIRE			0	50,000								60,000
Forestry Vehicle	FD 220	FIRE			0			500,000						
FPI Vehicle (C14)	FD 220	FIRE			0	50,000								60,000
Hose & Appurtenances	FD 220	FIRE			0								40,000	
Mechanic Vehicle w/plow (car 29)	FD 220	FIRE			0				80,000					
Monitors/Defibrillators	FD 220	FIRE			0			235,000						
Rescue Boat 1 (RB2)	FD 220	FIRE			0			125,000						
SCBA - Self Contained Breathing Apparatus	FD 220	FIRE			0		600,000							800,000
Shift Commander Vehicle (car 28)	FD 220	FIRE			0					95,000				
Station Design & Construction - 3 & 4	FD 220	FIRE			0				950,000	12,000,000				
Utility Vehicle (C27)	FD 220	FIRE			0						55,000			
FIRE Total			1,621,000	1,556,000	1,386,000	1,110,000	1,205,000	860,000	1,805,000	12,335,000	745,000	500,000	1,640,000	1,430,000
Radio System Replacement	CC 230	CONSOLIDATED COMM		2,000,000	2,000,000									
Portable Radios (Police, Fire, DPW and MES)	CC 230	CONSOLIDATED COMM			0									
CONSOLIDATED COMM Total			0	2,000,000	2,000,000	0	0	0	0	0	250,000	0	0	0
Marina Electrical Upgrades	MES 295	MARINE & ENVIRON		20,000	20,000		25,000		25,000				25,000	
Bulkhead - New Simpsons	MES 295	MARINE & ENVIRON		430,000	107,500									
Vehicle - New Pickup Truck	MES 295	MARINE & ENVIRON		27,000	27,000									
Dock & Ramp - Great Harbor Dock & Ramp	MES 295	MARINE & ENVIRON	75,000	200,000	200,000									
Dredging - Annual Inlet/Engineering	MES 295	MARINE & ENVIRON	225,000	150,000	0	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
AED Replacement	MES 295	MARINE & ENVIRON			0		9,000				9,000			
Aids to Navigation/Lights	MES 295	MARINE & ENVIRON			0					10,000				
Aquaculture for Nitrogen Reduction	MES 295	MARINE & ENVIRON			0	400,000		4,000,000						
ATV Covered Trailer	MES 295	MARINE & ENVIRON			0			10,000						
ATV Replacement 4W	MES 295	MARINE & ENVIRON			0		15,000							15,000
ATV Single Track	MES 295	MARINE & ENVIRON			0	17,000					17,000			

Description	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Boat Engine 105 Patrol	MES 295	MARINE & ENVIRON			0							40,000		
Boat Engine 107 Pump Out	MES 295	MARINE & ENVIRON			0	18,000					8,000		18,000	
Boat Engine 108 Marina	MES 295	MARINE & ENVIRON			0									
Boat Engine 109 (shellfish)	MES 295	MARINE & ENVIRON			0			12,000						
Boat Engine 104 (2)	MES 295	MARINE & ENVIRON			0	40,000							40,000	
Boat Engines 106 (2)	MES 295	MARINE & ENVIRON			0	30,000					30,000			
Boat Pump-out (107)	MES 295	MARINE & ENVIRON			0		45,000	120,000						
Boat Replacement (109)	MES 295	MARINE & ENVIRON			0						20,000			
Boat Trailers	MES 295	MARINE & ENVIRON			0	20,000								
Bulkhead - Quissett	MES 295	MARINE & ENVIRON			0			310,000						
Bulkhead - Tide's Bulkhead	MES 295	MARINE & ENVIRON			0	885,000								
Bulkhead - Wild Harbor Bulkhead	MES 295	MARINE & ENVIRON			0								645,000	
Bulkhead / Dock - Main Marina 2822 LF	MES 295	MARINE & ENVIRON			0									
Bulkhead / Dock - Robbins /Davis 477LF	MES 295	MARINE & ENVIRON			0		10,000	6,209,000	1,050,000					
Computers	MES 295	MARINE & ENVIRON			0						10,000		10,000	
Dinghy Racks	MES 295	MARINE & ENVIRON			0	20,000		20,000		20,000		20,000		20,000
Dock - Eel Pond	MES 295	MARINE & ENVIRON			0				184,800					
Dock - Eel Pond Bridge	MES 295	MARINE & ENVIRON			0	35,200								
Dock - Great Harbor Dock	MES 295	MARINE & ENVIRON			0	100,000								
Dock - Megansett	MES 295	MARINE & ENVIRON			0	150,000								
Dock - MH Fixed	MES 295	MARINE & ENVIRON			0			286,000						
Dredging - Bourmes Interior	MES 295	MARINE & ENVIRON			0				150,000					
Dredging - Eel River Emb	MES 295	MARINE & ENVIRON			0	100,000				100,000				100,000
Dredging - Eel River Manauhant	MES 295	MARINE & ENVIRON			0						3,000,000			
Dredging - Great Pond Emb	MES 295	MARINE & ENVIRON			0						150,000			
Dredging - Green Pond Emb	MES 295	MARINE & ENVIRON			0					650,000				
Dredging - Megansett Embayment	MES 295	MARINE & ENVIRON			0						5,000,000			
Dredging - Rand's Canal	MES 295	MARINE & ENVIRON			0							40,000		
Dredging - Waquoit Emb	MES 295	MARINE & ENVIRON			0		250,000		250,000					
Floats - Main Marina	MES 295	MARINE & ENVIRON			0	600,000								
Floats - Robbins Road	MES 295	MARINE & ENVIRON			0	150,000								
Herring Run - Babtist 1 Pipe	MES 295	MARINE & ENVIRON			0			30,000						
Herring Run - Caleb's/Bog Pond	MES 295	MARINE & ENVIRON			0									
Herring Run - Flax	MES 295	MARINE & ENVIRON			0	75,000								
Herring Run - Southview 14 Pipe	MES 295	MARINE & ENVIRON			0		50,000		75,000					
Marina Building Const	MES 295	MARINE & ENVIRON			0	50,000	300,000							
MPTC Police Academy	MES 295	MARINE & ENVIRON			0	12,000				12,000				12,000
Patrol Boat Replacement (104)	MES 295	MARINE & ENVIRON			0								275,000	
Patrol Boat Replacement (105)	MES 295	MARINE & ENVIRON	190,000		0									
Patrol Boat Replacement (106)	MES 295	MARINE & ENVIRON			0				150,000					
Patrol Boat Replacement (108) 18' Eastern	MES 295	MARINE & ENVIRON			0									
Ramp - Child's River	MES 295	MARINE & ENVIRON			0			40,000						
Ramp - Falmouth Inner	MES 295	MARINE & ENVIRON			0				750,000					
Ramp - Green Pond Ramp	MES 295	MARINE & ENVIRON			0					448,800				
Ramp - Harrington Street	MES 295	MARINE & ENVIRON			0			250,000						
Ramp - West Falmouth	MES 295	MARINE & ENVIRON	208,300		0									
Security Cameras/Equipment	MES 295	MARINE & ENVIRON			0	25,000			25,000				25,000	
Shellfish Gear	MES 295	MARINE & ENVIRON			0	25,000			25,000			25,000		
Storage Shed Replacement	MES 295	MARINE & ENVIRON			0			30,000						30,000
Vehicle - Fork lift/lift truck	MES 295	MARINE & ENVIRON			0		14,000					14,000		
Vehicle 1 - Director Vehicle - 2015	MES 295	MARINE & ENVIRON			0									
Vehicle 2 - Dep Director Vehicle	MES 295	MARINE & ENVIRON	45,000		0							40,000		
Vehicle 3 - Truck 2021	MES 295	MARINE & ENVIRON			0				40,000					
Vehicle 4-F150 2017	MES 295	MARINE & ENVIRON			0		35,000						35,000	
Vehicle 5 - Animal Control Vehicle - 2019	MES 295	MARINE & ENVIRON			0			35,000						
Transit	MES 295	MARINE & ENVIRON			0									

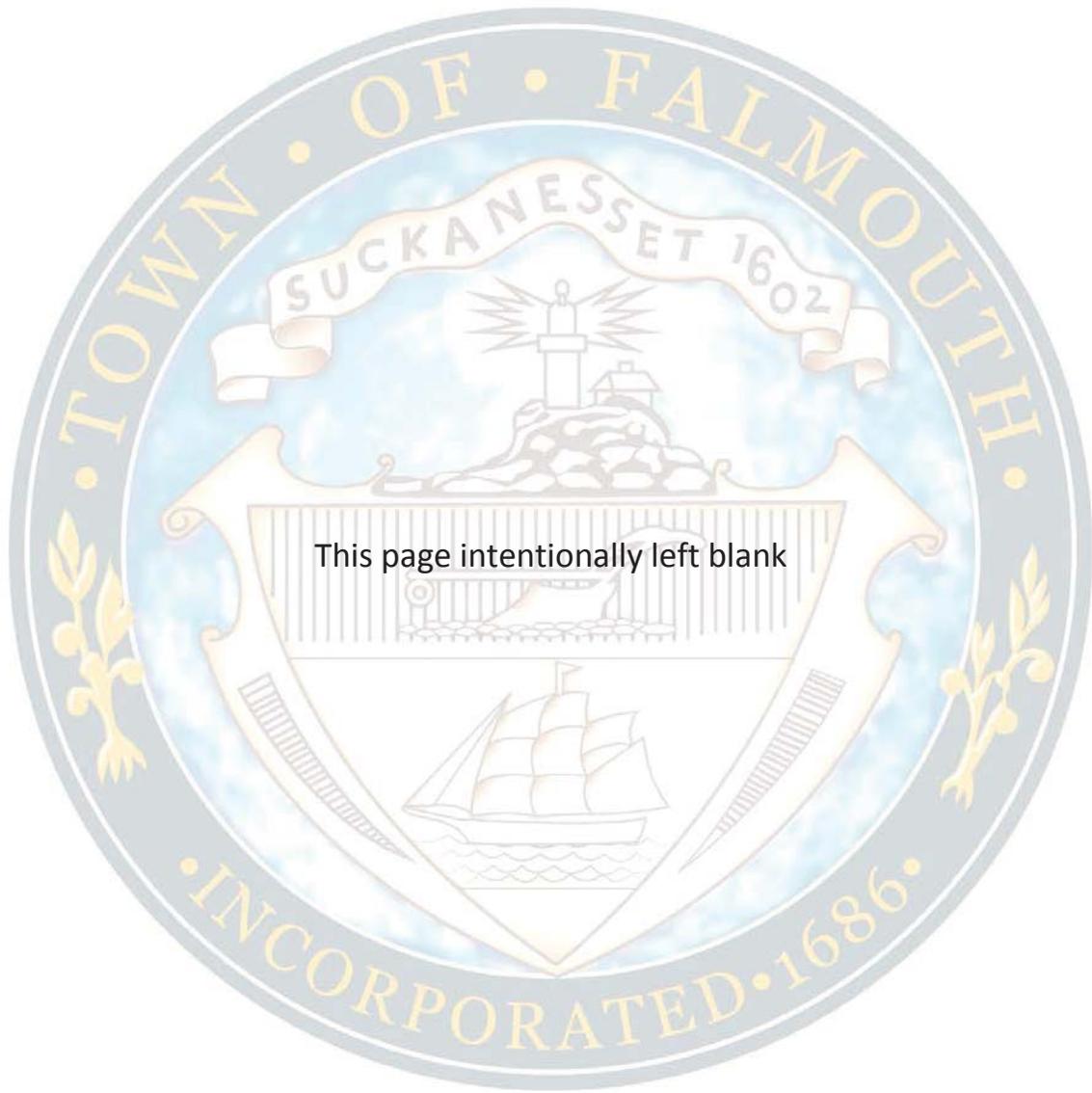
Description	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Vehicle 6 - 2019 F350 Maintenance Truck	MES 295	MARINE & ENVIRON			0				45,000					
Vehicle 7 - F150 New	MES 295	MARINE & ENVIRON			0					35,000				
Vessel Electronics Replacement	MES 295	MARINE & ENVIRON			0			20,000			25,000			
		MARINE & ENVIRON Total	743,300	827,000	354,500	1,249,200	2,596,000	11,522,000	2,929,800	6,485,800	4,094,000	329,000	1,268,000	552,000
Tony Andrews Farm Demolition & Construction	FAC 192	FACILITIES		200,000	200,000									
DPW Entrance Door	FAC 192	FACILITIES		10,000	10,000									
Main Library Windows	FAC 192	FACILITIES	400,000	132,000	132,000	40,000								
Main Library Roof - Design/Bid/Construction	FAC 192	FACILITIES	50,000	125,000	125,000	TBD								
Animal Shelter Roof	FAC 192	FACILITIES			0	30,000				35,000				
Animal Shelter Side Wall and Trim	FAC 192	FACILITIES			0	30,000								
Building Maint Equipment Failure	FAC 192	FACILITIES			0				200,000	200,000	200,000	200,000	200,000	
DPW Exterior Paint	FAC 192	FACILITIES			0				50,000					
DPW Roof	FAC 192	FACILITIES			0								200,000	
Facility Assessment Study	FAC 192	FACILITIES			0	500,000								
Main Library Interior Paint	FAC 192	FACILITIES			0					100,000				
Main Street Fire Station Exterior Paint	FAC 192	FACILITIES			0				40,000					
Main Street Fire Station HVAC	FAC 192	FACILITIES			0	100,000								
Main Street Fire Station Roof	FAC 192	FACILITIES			0									
Rec Center Exterior Wall Board	FAC 192	FACILITIES			0	125,000								
Rec Center Ceiling Replacement	FAC 192	FACILITIES			0			65,000						
Town Hall Exterior Paint	FAC 192	FACILITIES			0	50,000							45,000	
Town Hall Roof	FAC 192	FACILITIES			0				200,000					
Town Hall Rubber Roof	FAC 192	FACILITIES			0				100,000					
Town Hall Window Replacement	FAC 192	FACILITIES			0		200,000							
		FACILITIES Total	450,000	467,000	467,000	815,000	260,000	285,000	590,000	335,000	200,000	200,000	445,000	0
Metal Prefabrication Staff / Equipment Building	ADM 411	DPW ADMIN & ENG		363,000	363,000									
Sippewissett Road Culvert Replacement	ENG 411	DPW ADMIN & ENG	50,000	350,000	350,000									
Worcester Court and Spring Bars Road Traffic Improvements	ENG 411	DPW ADMIN & ENG		175,000	175,000									
NPDES Compliance	ENG 411	DPW ADMIN & ENG		175,000	175,000	125,000					125,000	125,000	125,000	125,000
Quissett And Sippewissett Speed Signs	ENG 411	DPW ADMIN & ENG		75,000	75,000									
Nobaska Bridge Replacement	ENG 411	DPW ADMIN & ENG	80,000	250,000	250,000									
Cedar Lake Herbicide Treatment	ENG 411	DPW ADMIN & ENG		50,000	50,000	50,000								
Coastal Erosion	ENG 411	DPW ADMIN & ENG	300,000		0									
Engineering & Survey Safety Equipment & Software	ENG 411	DPW ADMIN & ENG	45,000		0									
Private Road Taking	ADM 411	DPW ADMIN & ENG			0	500,000								
Rivers/Pond Maintenance	ENG 411	DPW ADMIN & ENG	140,000		0									
Transportation Engineering	ENG 411	DPW ADMIN & ENG	80,000		0									
Transportation Noise Study	ENG 411	DPW ADMIN & ENG	50,000		0									
		DPW ADMIN & ENG Total	745,000	1,438,000	1,388,000	675,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Road Maint/Construction/Sidewalks - Town Funded	HWY 422	HIGHWAY	1,600,000	1,600,000	1,600,000	1,700,000	1,800,000	1,900,000	2,000,000	2,100,000	2,200,000	2,300,000	2,400,000	2,500,000
Bike Path Maintenance	HWY 422	HIGHWAY	90,000	90,000	90,000	90,000	90,000	100,000	1,000,000	100,000	125,000	125,000	125,000	125,000
		HIGHWAY Total	1,690,000	1,690,000	1,690,000	1,790,000	1,890,000	2,000,000	3,000,000	2,200,000	2,325,000	2,425,000	2,525,000	2,625,000
H-19 Ford F-350 Dump Truck	HWY 426	FLEET SERVICES		134,000	134,000									
H-64 Stepp Hotbox	HWY 426	FLEET SERVICES		62,000	62,000									
E-3 Ford Excursion Replace with Ford Transit	ENG 426	FLEET SERVICES		68,000	68,000									
Zero Turn Mowers (3)	PRK 426	FLEET SERVICES		55,000	55,000									
W-4 Ford F-150 Pickup Truck	WTR 426	FLEET SERVICES		72,000	72,000									
S-11 Ford F-350 Utility Truck	WW 426	FLEET SERVICES		108,000	108,000									
H-12 Ford F-350 Dump Truck	HWY 426	FLEET SERVICES		106,000	106,000									
W-65 Utility Trailer	WTR 426	FLEET SERVICES		16,000	16,000									

Description	Dept	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
ATV All Terrain Utility Veh - Reservoir Patrol & Road Maint.	WTR	426	FLEET SERVICES		38,000	0									
Ford Ranger	BCH	426	FLEET SERVICES		36,000	0									
A-2 Ford Escape Plug-in Hybrid	ASS	426	FLEET SERVICES	37,500											125,000
Bobcat for Distribution Main Work / Services	WTR	426	FLEET SERVICES				100,000								
F-1 Ford 150 Pickup	FAC	426	FLEET SERVICES				68,000								
F-41 Ford Ranger	FAC	426	FLEET SERVICES				35,000								
F-42 Ford F-150 Pickup Truck	FAC	426	FLEET SERVICES					78,000							
F-43 Ford Transit Connect Van	FAC	426	FLEET SERVICES				85,000								
Forestry Equipment Package	PRK	426	FLEET SERVICES	120,000											
H-1 Ford F-350	HWY	426	FLEET SERVICES	54,000			28,000								
H-17 F350 Dump	HWY	426	FLEET SERVICES					110,000							
H-28 Peter built 6-Wheeler	HWY	426	FLEET SERVICES				280,000								
H-42 5.5 Ton Excavator	HWY	426	FLEET SERVICES	85,000											
H-43 Bobcat T770	HWY	426	FLEET SERVICES	100,000											
H-47 Ford Tractor	HWY	426	FLEET SERVICES	64,000											
H-49 Bobcat S185	HWY	426	FLEET SERVICES				70,000								
H-5 Ford F-350 Utility Truck with Plow	HWY	426	FLEET SERVICES	82,500											
H-60 Cam Tilt Deck Trailer	HWY	426	FLEET SERVICES	13,000											
H-65 Trailer	HWY	426	FLEET SERVICES				14,000								
H-66 Trailer	HWY	426	FLEET SERVICES				14,000								
H-7 Shop Truck	HWY	426	FLEET SERVICES				140,000								
H-9 F350 Utility	HWY	426	FLEET SERVICES					95,000							
I-1 Ford Focus	INSP	426	FLEET SERVICES				34,000								
I-2 Ford Escape Plug-in Hybrid	INSP	426	FLEET SERVICES						35,000						
I-3 Ford Taurus	INSP	426	FLEET SERVICES				34,000								
I-7 Ford Escape Plug-in Hybrid	INSP	426	FLEET SERVICES	32,500											
Log Loader/Trailer	PRK	426	FLEET SERVICES								85,000				
P-1 Ford Escape SUV	PRK	426	FLEET SERVICES							54,000					
P-11 F350 Dump	PRK	426	FLEET SERVICES						98,000						
P-17 Ford F-350 Dump Truck	PRK	426	FLEET SERVICES							96,000					
P-40 Forestry Truck	PRK	426	FLEET SERVICES				210,000								
P-48 Toro Mower	PRK	426	FLEET SERVICES							120,000					
P-65 Trailer	PRK	426	FLEET SERVICES				14,000								
Replace Aerial Lift Truck Chipper	PRK	426	FLEET SERVICES				240,000								
S-3 F150 Pick Up	WW	426	FLEET SERVICES				54,000								
Stump Grinder	PRK	426	FLEET SERVICES						60,000						
W-1 Ford Fusion Sedan	WTR	426	FLEET SERVICES						40,000						
W-40 Cat 420 Backhoe	WTR	426	FLEET SERVICES				160,000								
W-41 Caterpillar 420XE Backhoe	WTR	426	FLEET SERVICES	146,000											
W-60 Trailer	WTR	426	FLEET SERVICES				32,000								
			FLEET SERVICES Total	734,500	695,000	549,000	1,160,000	452,000	403,000	348,000	120,000	0	0	0	125,000
Athletic Field Maintenance	PRK	429	PARKS	50,000	88,000	88,000	88,000	88,000	100,000	100,000	100,000	110,000	110,000	110,000	110,000
Turf Tank Pro Package	PRK	429	PARKS	16,496	15,000	15,000	15,000	15,000	15,000	15,000	15,000				
Accessibility Mats	PRK	429	PARKS		29,000	29,000	30,000	31,000							
Urban Forest Reforestation Plan	PRK	429	PARKS					25,000						30,000	
Watering Trailer	PRK	429	PARKS				20,000								
			PARKS Total	66,496	132,000	132,000	133,000	179,000	115,000	115,000	140,000	110,000	110,000	140,000	110,000
Wastewater System Equipment	WW	440	WASTEWATER	70,000	125,000	125,000	225,000	325,000	325,000	325,000	425,000	425,000	425,000	425,000	425,000
Rehab/Replace Design Teaticket Path Peninsula & NE Maravista	WW	440	WASTEWATER		3,800,000	3,800,000									
Construct Teaticket Path Peninsula & NE Maravista	WW	440	WASTEWATER	0	0	0	41,300,000								
Outfall - Data Collection and Permitting Phase 1	WW	440	WASTEWATER		1,400,000	850,000									
Urine Diversion Pilot	WW	440	WASTEWATER			0	TBD								0

Description	Dept	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Constr- Sewer System & Lift Station Resiliency Impr	WW	440	WASTEWATER			0				5,000,000					5,000,000
Construction - Acapesket Collection System	WW	440	WASTEWATER			0			51,000,000						
Construction - Outfall	WW	440	WASTEWATER			0				20,000,000					
Construction - Outfall Force Main	WW	440	WASTEWATER			0						36,000,000			
Construction - Vineyard Sound Watersheds - Next Phase	WW	440	WASTEWATER			0								75,000,000	
Construction-Alternative Nutrient Reduction Tech	WW	440	WASTEWATER			0		750,000							
Constr-Woods Hole V. & Trunk River Force Main Impr	WW	440	WASTEWATER			0	15,000,000								
CWMP for Remaining Nitrogen Sensitive Areas	WW	440	WASTEWATER			0	500,000	350,000	350,000	350,000					
Design - Acapesket Collection System	WW	440	WASTEWATER			0		5,100,000							
Design - Alternative Nutrient Reduction Technology	WW	440	WASTEWATER			0	200,000								
Design - Outfall	WW	440	WASTEWATER			0		1,600,000							
Design - Outfall Force Main	WW	440	WASTEWATER			0					3,600,000				
Design - Vineyard Sound Watersheds - Next Phase	WW	440	WASTEWATER			0							7,500,000		
Design-Sewer System & Lift Station Resiliency Impr	WW	440	WASTEWATER			0			400,000				400,000		
Design-Woods Hole V. & Trunk River Force Main Impr	WW	440	WASTEWATER	275,000		0	1,200,000								
Electrical & Other Upgrades - Existing Lift Stations	WW	440	WASTEWATER			0				900,000					900,000
Jones Palmer Force Main Structure Replacements	WW	440	WASTEWATER			0			2,000,000						
Outfall - Permitting Phase 2	WW	440	WASTEWATER			0	750,000								
Rehabilitate Gravity Sewers - I/ Reduction	WW	440	WASTEWATER			0					700,000				
Rehabilitate NSB Infiltration Area	WW	440	WASTEWATER			0	200,000								
Rehabilitate Open Sand Beds 10-13	WW	440	WASTEWATER			0	500,000								
SCADA Communication Upgrades	WW	440	WASTEWATER			0		225,000							
Water Meters	WTR	450	WATER	345,000	5,325,000	4,775,000	44,875,000	23,350,000	54,075,000	26,575,000	4,725,000	36,425,000	8,325,000	76,125,000	6,325,000
Water Mains	WTR	450	WATER	100,000	425,000	250,000	425,000	350,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Leak Detection Survey	WTR	450	WATER		3,000,000	1,921,007	3,090,000	3,182,700	3,278,181	3,376,526	3,477,822	3,582,157	3,689,622	3,800,310	3,914,320
Upgrades: Wells, Water Tanks, MMR & CPWTP	WTR	450	WATER		120,000	120,000	120,000	120,000	120,000						
Air Stripping Tower	WTR	450	WATER	300,000	200,000	150,000	200,000	200,000	200,000	200,000				200,000	200,000
3rd Lagoon at LP Water Treatment Plant	WTR	450	WATER		410,000	0	100,000	0	1,000,000		100,000				
AMI Automatic Meter Reading/Advance Meter Infrastructure	WTR	450	WATER			0	350,000								
Distribution Storage Building Constr. (Design Complete)	WTR	450	WATER			0	500,000								
Long Pond Dehumidification	WTR	450	WATER			0			50,000	500,000					
Media Replacement CPTP Carbon	WTR	450	WATER			0	250,000								
Media Replacement Long Pond	WTR	450	WATER			0	600,000								
New Supervisor Truck Distribution	WTR	450	WATER			0	80,000								
Process Equipment Replacement	WTR	450	WATER			0	150,000								
Residuals Disposal	WTR	450	WATER	400,000		0				400,000				400,000	
Wells, Connecting Mains, Treatment Plant	WTR	450	WATER			0					200,000	200,000	200,000	200,000	200,000
EF Preschool Playground Fencing	SCH	300	SCHOOL	800,000	4,155,000	2,441,007	5,115,000	4,602,700	4,898,181	4,726,526	4,027,822	4,032,157	4,139,622	4,850,310	4,564,320
					25,000	25,000									

Description	Dept	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Mullen Hall & North Falmouth PA Systems	SCH	300	SCHOOL		105,600	105,600									
District Wide Floor Repair & Replacement	SCH	300	SCHOOL		300,000	300,000	300,000	300,000	300,000	300,000	300,000	400,000	400,000	400,000	400,000
District Wide Van Purchases	SCH	300	SCHOOL		260,000	90,000	90,000	180,000	180,000	180,000	250,000	250,000	250,000	250,000	250,000
District Wide Security Camera Additions	SCH	300	SCHOOL		162,000	162,000									
District Wide Door Replacements	SCH	300	SCHOOL		60,000	60,000	60,000	60,000	60,000	60,000	75,000	75,000	75,000	75,000	75,000
Lawrence Stage Lighting	SCH	300	SCHOOL		290,000	0									
EF Outdoor Learning Space	SCH	300	SCHOOL		26,000	0									
Lawrence Cafeteria Roof	SCH	300	SCHOOL		550,000	550,000									
Teaticket Exterior Painting	SCH	300	SCHOOL		50,000	50,000									
Lawrence Granite Stairs	SCH	300	SCHOOL		9,120	0									
Lawrence Window Repairs	SCH	300	SCHOOL		14,000	0					20,000				
District Wide Roof and AC	SCH	300	SCHOOL		0	0	4,915,000	3,388,150	4,301,982	3,500,000	1,500,000				
Admin Bldg. Boilers and Vents	SCH	300	SCHOOL			0						1,200,000			
Admin Bldg. Fire Alarm Upgrade	SCH	300	SCHOOL			0		250,000							
Admin Bldg. Project Adventure	SCH	300	SCHOOL			0	150,000								
District Wide Building Assessment	SCH	300	SCHOOL			0	200,000								
District Wide Classroom Reconfiguration	SCH	300	SCHOOL			0		100,000	100,000	100,000	100,000	100,000			
District Wide Mobile Infrastructure	SCH	300	SCHOOL	250,000		0									
District Wide Playgrounds	SCH	300	SCHOOL			0									
District Wide Repairs/Painting	SCH	300	SCHOOL			0					250,000	250,000	250,000	250,000	
District Wide Turf Replacement	SCH	300	SCHOOL			0	50,000	50,000	50,000	50,000	100,000	100,000	100,000	100,000	100,000
District Wide Windows	SCH	300	SCHOOL			0									1,000,000
District Wide Windows	SCH	300	SCHOOL			0									600,000
EF Generator Upgrade	SCH	300	SCHOOL			0			102,775						
EF Windows/Painting	SCH	300	SCHOOL			0			250,000						
Lawrence Ceiling Tile / Floor	SCH	300	SCHOOL			0			450,000						
Lawrence Elevator	SCH	300	SCHOOL	160,000		0									
Lawrence Recurbing/Sidewalks	SCH	300	SCHOOL			0		750,000							
Lawrence Track	SCH	300	SCHOOL			0							750,000		
MH Generator Upgrade	SCH	300	SCHOOL			0					125,000				
MP Alarm Upgrade	SCH	300	SCHOOL	90,000		0									
MP Generator Upgrade	SCH	300	SCHOOL			0									
MP Windows/Floors/Doors	SCH	300	SCHOOL			0					125,000				
NF Boiler	SCH	300	SCHOOL			0					450,000				
NF Controls and Univents	SCH	300	SCHOOL			0	600,000								
NF Fire Alarm	SCH	300	SCHOOL			0	400,000								
NF Fire Alarm	SCH	300	SCHOOL			0				150,000					
NF Generator Upgrade	SCH	300	SCHOOL			0				300,000					
Tennis Courts	SCH	300	SCHOOL	1,700,000		0									
TT Generator	SCH	300	SCHOOL			0		97,586							
TT Windows	SCH	300	SCHOOL			0			300,000						
			SCHOOL Total	2,200,000	1,851,720	1,342,600	6,765,000	5,175,736	6,094,757	4,640,000	3,295,000	2,375,000	1,825,000	1,675,000	2,425,000
East Falmouth Library Renovate or Replace	LIB	610	LIBRARY			0									
			LIBRARY Total	0	0	0	0	0	6,000,000	0	0	0	0	0	0
Replace Gym Floor	REC	630	RECREATION		275,000	275,000									
Lawrence & Swift Park Tennis Court Repainting	REC	630	RECREATION		88,000	88,000									
Lawrence School Tennis Courts Electronic Access Clock	REC	630	RECREATION		30,000	30,000									
Exercise Stations at Trotting Park	REC	630	RECREATION			0		100,000							
Ford Transit Cargo Van	REC	630	RECREATION	50,000		0									
Frisbee Golf Course	REC	630	RECREATION			0					50,000				
Gazebo at Trotting Park	REC	630	RECREATION			0		100,000							
John Neil Baseball Complex - Phase 2	REC	630	RECREATION			0	1,000,000								
Old Skate Park	REC	630	RECREATION	220,000	0	0	507,500								
Pickleball Courts	REC	630	RECREATION		0	0	2,600,000								
Repair Rec Center-Outside Basketball Court	REC	630	RECREATION			0				250,000					

Description	Dept	Dept #	Dept Name	FY 2023 Voted	FY 2024 Requested	FY 2024 Proposed	FY 2025 Program	FY 2026 Program	FY 2027 Program	FY 2028 Program	FY 2029 Program	FY 2030 Program	FY 2031 Program	FY 2032 Program	FY 2033 Program
Replace Carpet Recreation Office Center Office	REC	630	RECREATION			0	42,900								40,000
Sandwich Rd Playground	REC	630	RECREATION	125,000		0									
Trotting Park Parking Lot Upgrade	REC	630	RECREATION	55,000		0									
Turf Field - Design and Engineering	REC	630	RECREATION	100,000		0	2,000,000								
			RECREATION Total	550,000	393,000	393,000	6,150,400	200,000	0	250,000	50,000	0	0	0	40,000
Beach Facilities Study	BCH	632	BEACH		50,000	50,000									
Beach Profile Surveys	BCH	632	BEACH	15,850	17,000	17,000	17,000		17,500		18,000		18,500		19,000
Parking Attendant Booths	BCH	632	BEACH		49,500	0									
Beach Management Plan	BCH	632	BEACH	63,723		0									
Beach Signs	BCH	632	BEACH			0	60,000					40,000			
Electronic Message Sign Boards	BCH	632	BEACH			0									
Portable Restrooms	BCH	632	BEACH			0	200,000								
Surf Rake	BCH	632	BEACH	69,982		0									
			BEACH Total	149,555	116,500	67,000	277,000	0	17,500	0	18,000	40,000	18,500	0	19,000
			Grand Total	10,988,087	23,694,220	19,675,107	71,760,100	40,784,936	87,389,438	45,572,826	34,519,622	51,680,157	18,416,622	89,154,310	18,739,320



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CAPITAL IMPROVEMENT REQUEST FORM

Department: Falmouth Country Club	Submitted/Prepared By: Ry Mutti	Priority # 1
Project Title/Description: 2024 Falmouth Country Club Capital Equipment		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
<i>Equipment</i>	38,688	John Deere 402R Tractor
<i>Maintenance</i>	10,137	John Deere Gator TX
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>	1,175	
Total Capital	50,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
As part of the Golf Course lease commitment the Town funds \$50,000 in capital for the course. This year a John Deere 402R Tractor for \$38,687 and a John Deere Gator TX for \$10,137 will be purchased.

The funds will be provided by the Golf Special Revenue Fund derived from the Golf Course Lease.

Project Manager: Ry Mutti

Connection to Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:	Capital	O&M
FY 2024	50,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Golf Receipts Reserved	50,000	
State Grant		
CPA		
Total Available	50,000	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Falmouth Country Club	Submitted/Prepared By: Matthew Burgess, Indigo Golf	Priority # 2
Project Title/Description:	Golf Maintenance Building Repair Request		
Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>	100,000		
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>	10,000		
Total Capital			

Project Description / Project Management / Connection to Select Board Strategic Plan:
Project Description: The golf course maintenance facility is the heart of the golf course maintenance operation. It contains the superintendent's office, irrigation system computers, mowers, lift, tools, fuel, chemicals and fertilizers.
 The Golf Maintenance building is in need of building envelope repairs in order to extend the life of the building. The Facilities Manager inspected the building and recommends these improvements:
 -Re-roof (remove and replace asphalt shingles)
 -Remove and replace rotted trim, soffit and rake boards with composite trim
 -Remove and replace a few windows.
 -Remove and replace and paint misc. T1-11 siding as needed (5-10 sheets) and paint

Project Manager: This project will be overseen by Matt Burgess Director of Golf for Indigo Golf which is the Falmouth Country Club lessee. Falmouth Finance staff will assist with preparing procurement documents. The Facilities Manager will play a minor support role.

Connection to Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:	Capital	O&M
FY 2024	55,000	
FY 2025	55,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Golf Receipts Reserved</i>	110,000	
<i>State Grant</i>		
<i>CPA</i>		
Total Available	110,000	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Town Manager	Submitted/P prepared By: Mike Renshaw	Priority # 2
Project Title/Description: Strategic Planning Tracking and Reporting Software			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Software</i>	25,000		
<i>Contingency</i>			
Total Capital	25,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: The funding will purchase a software application that will be used to track department activities in connection with the Select Board's Strategic Plan. The software will provide a consistent format that is easier for staff to maintain than a spreadsheet or Word documents. It also includes reminder features to prompt staff to update the status of their work on a periodic basis. The resulting information will be provided to management staff, Select Board and the public. This system will improve awareness of the status of Town projects and initiatives and promotes accountability.

Project Manager: Mike Renshaw

Connection to Select Board Strategic Plan: The very purpose of this request is to bring greater focus to the connections between the Strategic Plan, daily operations, capital projects, and other initiatives.

Select Board Strategic Goals: VI. Organizational Effectiveness & Community Engagement

Estimated Cash Flow:	Capital	O&M
FY 2024	25,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		25,000
<i>Other</i>		
Total O & M	0	25,000

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
<i>Bond Proceeds Unspent</i>		
<i>InKind</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	-	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Town Manager	Submitted/Prepared By: Peter Johnson-Staub	Priority # 1
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Project Title/Description:	Town Hall Interior Improvements
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Estimated Costs	(attach additional information if available)	Comments
Capital:	Cost	
<i>Equipment</i>		
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>	25,000	
<i>Land Acquisition</i>		
<i>Software</i>		
<i>Contingency</i>		
Total Capital	25,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	25,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? N/A		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Other		
Federal Grant		
State Grant		
CPA		
Total Available	-	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: These funds will be used to create better workspace within Town Hall including, but not limited to, the offices for the Diversity Equity and Inclusion Officer and the Sustainability Coordinator positions. This will include furnishings, partitions, sound mitigation, and potentially some limited interior renovations.

Project Manager: Peter Johnson-Staub/Greg Endicott

Connection to Select Board Strategic Plan:

VI. Organizational Effectiveness & Community Engagement

This request supports the effectiveness of the two new positions and other staff members by creating more functional workspace.

CAPITAL IMPROVEMENT REQUEST FORM

Department: Town Management School Management Human Resources Information Technology Finance All Town Departments - Vendors - Employees Affected	Submitted/Prepared By: Ed Senteio	Priority # 1	
Project Title/Description: Financial Management System Replacement			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Annual Software License - 1st year when converting</i>	365,000		
<i>Land Acquisition</i>			
<i>Implementation Services</i>	772,000		
<i>Contingency</i>			
Total Capital	1,137,000		
Estimated Cash Flow:			
FY 2024	Capital	O&M	
	568,500		
FY 2025	568,500		
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:			
Personnel		One Time	Annual/Ongoing
Expense			365,000
Other			
Total O & M		0	365,000
Available/Potential Funds:			
Department Articles to Re-appropriate		Amount	Comment
Bond Proceeds Unspent			
Federal Grant			
State Grant			
CPA			
Total Available		0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Town of Fairmouth Financial Management environment includes an array of disconnected systems that severely hamper efficiency/productivity, providing information to inform operations, paper intensive, hinders employee recruitment and is now a risk.

The following is directly from the Town's Independent Auditor put in the most recent Management Letter:
 "The Town is aware that its present electronic general ledger system that is the software used by the Town Accountant's Office for approximately a decade to maintain the official general ledger and process receipts, payments to vendors, record payroll, and provide budgetary management functions will at some point in the not too distant future be permanently discontinued as the vendor was bought out by another software company that intends to sunset the Town's present system. This change to a different system will mark a significant event in the long-term course of the Town's management information system processes for years to come."

The Department of Revenue also commented on the need to move to a long term Financial Management Software Solution

The comments above are about one of the various systems Town Staff must try to navigate to perform Financial Management functions. Rather than having one system readily available in the market place that does most functions Town Staff including almost all employees must try to manage the following:

- SoftRight - Web Based - for General Ledger, Accounts Payable and Budgeting - risks outlined above
- SoftRight - Client/Server- never migrated to the Web Based platform for Collections-Real Estate, Personal Property, a portion of Boat Excise, Motor Vehicle Excise and a portion of Tax Title (seriously delinquent taxes)
- TopGun - for a portion of the Tax Titles not converted to SoftRight
- Vadar - Betterments, Sewer and Water Billing
- Harper's-Payroll
- Gradience-Time Off Management
- Webtime- Timeclock Management - portion of time and attendance
- Civic Plus-Job Applicant Management

The ability to convert all the data to actionable information (management information) is limited. Spreadsheets are used to band aid the environment, processes are paper intensive / do not provide paperless efficiencies /electronic document management that is needed to hold down processing costs.

The ongoing costs includes the vendor hosting the software, providing disaster recovery, cybersecurity and other functions that the Town will not have to perform.

Revenues to help offset: Finance has produced \$280,000 of additional tax revenue realized in delinquent tax collections bolstering the Town's FY 2024 Free Cash balance. It is estimated Finance will produce 2-3 million dollars more from delinquent taxes on the books for decades to completely offset the one-time cost to implement the system.

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Information Technology	Submitted/Prepared By:	Dawn Lewis	Priority #	1
Project Title/Description:	End User Technology Replacement				
Estimated Costs	50,000	Cost			
Capital:					
<i>Equipment</i>		50,000	Comments		
<i>Maintenance</i>					
<i>Planning/Study</i>					
<i>Design</i>					
<i>Construction</i>					
<i>Land Acquisition</i>					
<i>Other</i>					
<i>Contingency</i>					
Total Capital		50,000			

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 Desktop Replacement Plan. Town computer equipment replacement on a 4 year cycle. Each unit is \$996.20 for the CPU only. OptiPlex Micro (Plus 7010).

Computer Technology must be periodically replaced due to aging equipment and technology. Includes replacement of computers, monitors, printers for the entire Town except for Library but including Police and Fire.

Implications of deferring the project:

Some applications wont be able to run on future operating systems. Crashes and system downtime. Increased costs of maintaining antiquated systems. Security holes.

IT will be overseeing the project management and the purchasing and implementation of the hardware.

Project Manager: Dawn Lewis

Connection to Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:	Capital	O&M
FY 2024	50,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Information Technology	Submitted/Prepared By: Dawn Lewis	Priority # 3
Project Title/Description: Digital Forensic Computer, Server and Software / Fingerprinting Technology			
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: Digital Forensic Computer, Server and Software The replacement of digital imaging technology to assist in the investigation and prosecution of criminal activities and to comply with open records requests. This project funds crime analysis and investigative software along with the associated hardware used to investigate crimes and solve cases through data analysis. Currently using an end of line standard desktop computer with VCL software. VLC is a free and open-source cross-platform multimedia player and framework that plays most multimedia files, and various streaming protocols. Digital forensics tools consist of hardware and software tools that can be used to aid in the recovery and preservation of digital evidence. Law enforcement can use digital forensics tools to collect and preserve digital evidence and support or refute hypotheses before courts.</p> <p>Forensic Server - \$60k This project provides funding to purchase a server for storage of digital evidence associated with computer crimes. The goal of the project is to provide sufficient storage space for illicit criminal digital evidence (child pornography) as required by the Adam Walsh Child Protection and Safety Act of 2006, Title V Sec 504, which prohibits any reproduction of child pornography material. The server is required to maintain the evidence separate from other Town evidence and files.</p> <p>Forensic Computer - \$8k Purchase a pc. Following industry standards for optimum performance, following system specifications for desktop. Must be multi-core CPU; the more cores and higher clock speed your CPU has, the faster the software will process video enhancements.</p> <p>Investigative Software - \$25K Currently looking at several vendors. Forensic Software (Windows-based video forensic and redaction software). There has been a massive growth of video evidence in recently years.</p> <p>Finger Printing Technology The use of technology has, however, been an important part of police work, and technological innovation has gone hand-in-hand with the evolution of police practice. Fingerprinting is used by police to provide strong physical evidence tying suspects to evidence or crime scenes. Fingerprint identification has been a powerful way for law enforcement agencies to confirm identifying information. Fingerprints can be used to search for people who were at the crime scene, and if a matching fingerprint is found, it can identify a potential criminal suspect. Fingerprint evidence can play a crucial role in criminal investigations as it can confirm or disprove a person's identity.</p> <p>Fingerprint Machine - (Booking - Arrestee) \$21,120 Fingerprint Scanner - (Central Records) \$8,771</p> <p>Project Management: Dawn Lewis Connection to Select Board Strategic Plan: IV. Health and Public Safety</p>			
Capital:	Cost	Comments	
<i>Equipment</i>	123,000		
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>			
Total Capital	123,000		
Estimated Cash Flow:			
	Capital	O&M	
<i>FY 2024</i>	123,000		
<i>FY 2025</i>			
<i>FY 2026</i>			
<i>FY 2027</i>			
<i>FY 2028</i>			
<i>FY 2029</i>			
<i>FY 2030</i>			
<i>FY 2031</i>			
<i>FY 2032</i>			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:			
<i>Personnel</i>	One Time	Annual/Ongoing	
<i>Expense</i>		25,000	
<i>Other</i>			
Total O & M	0	25,000	
Available/Potential Funds:			
Department Articles to Re-appropriate	Amount	Comment	
Bond Proceeds Unspent			
Federal Grant			
State Grant			
CPA			
Total Available	0		

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Information Technology	Submitted/Prepared By: Dawn Lewis	Priority # 6
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Project Title/Description: Adding Exterior Cameras in Front and Rear Parking Lots at Falmouth Town Hall

Estimated Costs	20,000
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Capital:	Cost	Comments
<i>Equipment</i>	20,000	Option a parking gate w/badge, Signs, etc.
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>		
Total Capital	20,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	20,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		

For Free Cash Articles- able to complete in 3 Years (Y/N)? Y

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
Currently there are no exterior cameras at Falmouth Town Hall. Within the last two weeks there have been several hit and run accidents damaging employees cars in the back parking lot. The benefits of installing exterior cameras in the proposed location. This can include increased security, and crime prevention.

Improved security and crime prevention: The cameras will act as a deterrent to potential criminals and will provide valuable evidence in the event of a security breach.

Reduced liability: The cameras will provide evidence in the event of accidents or other incidents on your premises, which can help to reduce liability.

Project Scope: The proposed exterior camera installations will cover front and back parking areas near Falmouth Town Hall. By strategically placing high-quality cameras and utilizing advanced surveillance technology, we will create a comprehensive surveillance network to monitor and deter potential security threats.

Furnish and install 4 external cameras to the Falmouth Town Hall.

Implications of deferring the project:
No security coverage is these areas.

Project Management: Dawn Lewis
Connection to Select Board Strategic Plan: IV. Health and Public Safety

Fixed Dome Varifocal Camera



180 Degree Camera



270 Degree Camera



CAPITAL IMPROVEMENT REQUEST FORM

Department:	Planning	Submitted/Prepared By: Jed Cornock	Priority # 1
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Project Title/Description: Open Space & Recreation Plan - ADA Transition Plan

Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
<i>Equipment</i>		
<i>Maintenance</i>		
<i>Planning/Study</i>	15,000	
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Pavement Preservation</i>		
<i>Roadway Paving</i>		
<i>Contingency</i>		
Total Capital	15,000	

Estimated Cash Flow:	Capital	O&M
<i>FY 2024</i>	15,000	
<i>FY 2025</i>		
<i>FY 2026</i>		
<i>FY 2027</i>		
<i>FY 2028</i>		
<i>FY 2029</i>		
<i>FY 2030</i>		
<i>FY 2031</i>		
<i>FY 2032</i>		
For Free Cash Articles- able to complete in 3 Years (Y/N)?	Yes	

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
The Americans with Disabilities Act (ADA) Transition Plan is one the required components of an Open Space and Recreation Plan that a community completes and submits to the MA Department of Conservation for approval. Through District Local Technical Assistance (DLTA) funding awarded to the town in 2022, the Planning Department, with assistance from an outside consultant, was able to develop an updated Draft Open Space and Recreation Plan. However, due to funding and time constraints, the ADA Transition Plan was not completed. With this capital funding request, the Planning Department will hire a consultant to develop the ADA Transition Plan. Once complete, a final draft Open Space and Recreation Plan will be filed with the State for approval.

Project Manager:
Michaela Shoemaker, Community Development Planner and Jed Cornock, Town Planner

Connection to Select Board Strategic Plan:
Having a state approved Open Space and Recreation Plan allows the town to apply for state and federal grant funds to acquire properties for conservation and recreation purposes. These properties may be valuable to the town as they can help improve water quality, reduce wastewater production, and protect public health. This aligns with Priority Area VII Water, Wastewater, and Solid Waste Management of the FY 2023-2027 Strategic Plan.

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Planning	Submitted/Prepared By: Jed Cornock	Priority #12
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Project Title/Description:	Wayfinding Plan
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Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study	20,000	
Design		
Construction		
Land Acquisition		
Pavement Preservation		
Roadway Paving		
Contingency		
Total Capital	20,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	20,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Yes

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This Wayfinding Plan was originally identified as a need by the Transportation Management Committee in their 2021 *Improving Access to Downtown* Report. Specifically, the report recommended improving alternative connectivity by increasing helpful signage that would direct bicyclists and pedestrians to key destinations in the downtown. Wayfinding is a system of visual cues - signs, landscaping, pavement markings, or other objects that help people orient themselves in physical space and navigate from place to place. A well-designed wayfinding system reflects community identity and directs people to key destinations and spaces. The Wayfinding Plan initiative will include data/information collection and analysis, public surveys, signage design concepts, and implementation strategies. This capital request will allow the Planning Department to contract with the Cape Cod Commission to develop the town's first Wayfinding Plan.

Project Manager:
 Michaela Shoemaker, Community Development Planner and Jed Cornock, Town Planner

Connection to Select Board Strategic Plan:
 This aligns with Priority Area III Financial and Economic Stability of the FY 2023-2027 Strategic Plan as it supports business and community development to promote a vibrant local economy. Having these wayfinding signs placed strategically throughout the downtown area will help connect the users of the Shining Sea Bikeway to the shops and restaurants along Main Street and beyond.

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Planning	Submitted/Prepared By: Jed Cornock	Priority # 3
Project Title/Description:	Zoning Bylaw Recodification - Phase 2		
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>	30,000		
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Pavement Preservation</i>			
<i>Roadway Paving</i>			
<i>Contingency</i>			
Total Capital	30,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:

The Zoning Bylaw Recodification - Phase 2 project includes analyzing and drafting potential changes to the zoning bylaw that were identified in Phase 1 of the overall Recodification project. Phase 2 is a long-term initiative (taking approximately 3-4 years) as it includes numerous sections of the bylaw in need of review and refinement. Examples of Zoning Bylaw sections that will be reviewed include, but are not limited to: Parking, Site Plan Review, Landscaping, Transfer of Development Rights, and Nonconforming Uses, Structures, and Lots. This capital funding request will allow the Planning Department to continue working with the current consultants on this long-term project.

Project Manager:

Michaela Shoemaker, Community Development Planner and Jed Cornock, Town Planner

Connection to Select Board Strategic Plan:

This aligns with Priority Area 1 Affordable Housing of the FY 2023-2027 Strategic Plan as it will include amendments to the Zoning Bylaw that enable greater housing diversity while providing incentives for affordable housing production.

Estimated Cash Flow:	Capital	O&M
FY 2024	30,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: Police	Submitted/Prepared By: Jeff Lourie	Priority # 1a
Project Title/Description: Feasibility Study - New Police Station		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study	200,000	
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	200,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	200,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		
		Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Chief of Police would like to dedicate funding to conduct a feasibility study to get a detailed analysis of all critical aspects in determining the likelihood of getting approval for the construction of a new Police Station.

Project Management:
 Members of the Police staff will be responsible as well as working with the Finance Department, DPW / Facilities, and IT to manage aspects of the request.

Connection to Select Board Strategic Plan: IV. Health and Public Safety

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate - 310-3213-7127 FB - A11 11/21 POLICE RENOVATION - \$1,731,873.10	200,000	To use funds that have already been held for the station renovation
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	200,000	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Police	Submitted/Prepared By:	Jeff Lourie
Project Title/Description:	Police Station Exterior Repairs		
Priority #	1b		
Project Description / Project Management / Connection to Select Board Strategic Plan:	<p><u>Project Description:</u> The Police Station requires exterior work to prevent moisture from entering the building which can lead to mold and unhealthy working conditions. The Town is also seeking funds to explore the feasibility of constructing a new Police Station. If a new Police Station is funded, it will be more than 3 years before a new station could be constructed and occupied. The improvements proposed here will be limited to what is needed to maintain a healthy workspace for the years it will remain occupied. The work needed includes repointing the bricks and water proofing to prevent water from entering the building.</p> <p><u>Project Management:</u> Facilities Manager will oversee the project working with Police command staff and IT staff.</p> <p><u>Connection to Select Board Strategic Plan:</u> IV. Health and Public Safety</p>		

Estimated Costs	(attach additional information if available)	Comments
Capital:	Cost	
Equipment		
Maintenance		
Planning/Study	500,000	
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	500,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	250,000	
FY 2025	250,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		Y
For Free Cash Articles- able to complete in 3 Years (Y/N)?		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate - 310-3213-7127 FB - A111 11/21 POLICE RENOVATION - \$1,731,873.10	500,000	To use funds that have already been held for the station renovation
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	500,000	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Police Department	Submitted/Prepared By:	Captain Brian Loewen	Priority #	2 - A
Project Title/Description: Police Cruisers					
Estimated Costs (attach additional information if available)					
Capital:	Cost	Comments			
<i>Equipment</i>	126,000				
<i>Maintenance</i>					
<i>Planning/Study</i>					
<i>Design</i>					
<i>Construction</i>					
<i>Land Acquisition</i>					
<i>Other</i>					
<i>Contingency</i>					
Total Capital	126,000				
Estimated Cash Flow:					
	Capital		O&M		
<i>FY 2024</i>	126,000				
<i>FY 2025</i>					
<i>FY 2026</i>					
<i>FY 2027</i>					
<i>FY 2028</i>					
<i>FY 2029</i>					
<i>FY 2030</i>					
<i>FY 2031</i>					
<i>FY 2032</i>					Y
For Free Cash Articles- able to complete in 3 Years (Y/N)?					
O & M Costs:					
<i>Personnel</i>		One Time		Annual/Ongoing	
<i>Expense</i>					
<i>Other</i>					
Total O & M			0		0
Available/Potential Funds:					
<i>Department Articles to Re-appropriate</i>		Amount		Comment	
<i>Bond Proceeds Unspent</i>					
<i>Federal Grant</i>					
<i>State Grant</i>					
<i>CPA</i>					
<i>Operating Budget</i>					
Total Available			-		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
The request would *supplement* our current operating budget and allow the Department to purchase and outfit 4 vehicles from our marked cruiser fleet of 15 vehicles. This allows for a complete marked fleet turnover approximately every 4 years.

The request is to supplement the \$125,000 for vehicle replacements in the operating budget to add \$126,000 to get to \$251,000 in total vehicle replacement funds.

GOAL- To maintain a dependable/ reliable fleet that will assist the Department's Personnel in its everyday operation.

Project Management:
Operations Captain would be responsible for this procurement.

Connection to Select Board Strategic Plan: IV Health and Public Safety

CAPITAL IMPROVEMENT REQUEST FORM

Department: Police Department	Submitted/Prepared By: Captain Brian Loewen	Priority # 12
Project Title/Description: Vehicle Upgrades		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
<i>Equipment</i>	54,000	
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>		
Total Capital	54,000	

Estimated Cash Flow:	Capital	O&M
<i>FY 2024</i>	54,000	
<i>FY 2025</i>		
<i>FY 2026</i>		
<i>FY 2027</i>		
<i>FY 2028</i>		
<i>FY 2029</i>		
<i>FY 2030</i>		
<i>FY 2031</i>		
<i>FY 2032</i>		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 1) **NEED- RADAR UNITS;** Purchase of new radar units for each patrol vehicle. The Falmouth Police Department currently have twelve patrol cruisers that are outfitted with radar units. The current radar units are outdated with most no longer functioning. Our current radar units are estimated to be between 12-15 years old. The radar units are crucial equipment that allow patrol officers to conduct proper traffic enforcement.

GOAL-Department to be able to respond to traffic related complaints and conduct traffic enforcement to mitigate traffic crashes. Traffic enforcement is a large community concern and complaint. The Falmouth Police Department responds to numerous traffic accidents each year including traffic fatalities. The Falmouth Police have responded to 4,104 total crashes since July 2018 with 19 total fatal motor vehicle crashes. Estimated total value of \$35,000 which includes installation.

2) **NEED- CARGO BOXES;** To organize the increased amount of equipment required by police officers to include first aid kits, AED kits, ammunition, tactical gear, etc. Current organizers in the cruisers are old and equipment runs a risk of getting damaged responding to emergencies.

GOAL- To improve the uniformity of the cruiser fleet to better protect and organize the amount of equipment in cargo areas of each patrol cruiser in the fleet. Total cost for 10 line patrol units is \$19,000.00

Project Management:
 Operations Captain would be responsible for this procurement.

Connection to Select Board Strategic Plan- IV; Health and Public Safety

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Police	Submitted/Prepared By:	Lt. Simoneau	Priority #	3
Project Title/Description: Multi-Space Pay Stations					
Estimated Costs (attach additional information if available)					
Capital:	Cost	Comments			
Equipment	205,000				
Maintenance					
Planning/Study					
Design					
Construction					
Land Acquisition					
Other					
Contingency					
Total Capital	205,000				

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:

The Department has been informed by IPS, the Department's parking meter vendor, that 170 (70%+) of the 232 parking meters contain modems that will be obsolete in September 2022. These modems need to be replaced. Instead, we propose using the funds to assist with replacing all the parking meters (232) that were purchased in 2016 with twenty (20) Multi-Space Pay Stations.

Goal: Replacing the parking meters will help keep the town current with evolving technology and reduce the need to use the annual budget to replace and/or maintain meters in disrepair.

Performance Measurement: Well-maintained Multi-Space Pay Stations will help sustain or increase customer satisfaction, income flow, and parking availability.

Project Management:

Lt. Simoneau would be responsible for the oversight of this project working with IT, DPW as well as the possibility of the Collectors Office.

Connection to Select Board Strategic Plan: IV. Health and Public Safety

Fees collected from the meters, in FY23 the Town Collected \$203,045.59

Estimated Cash Flow:	Capital	O&M
FY 2024	205,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Embarkation Fee	50,000	
State Grant		
CPA		
Total Available	50,000	

CAPITAL IMPROVEMENT REQUEST FORM

Department: FIRE RESCUE	Submitted/Prepared By: CHIEF SMITH	Priority # 1
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Project Title/Description: WEST FALMOUTH FIRE STATION BUILDING IMPROVEMENTS

Estimated Costs (attach additional information if available)

Capital:	Cost	Comments
<i>Equipment</i>	80,000	
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>		
Total Capital	80,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 An evaluation conducted by the Town Building Commissioner, Facilities Maintenance Manager and Department of Public works resulted in the determination that the existing second floor rear egress staircase requires replacement. This rotted staircase which is structurally unsound and dangerous is estimated to have been installed in the 1960's. It is not compliant with current building and life safety codes. Likewise a building structural evaluation is necessary, and other interior/exterior repairs must be done to ensure it is habitable/usable by Fire personnel.

Project Manager: PETER MCCONARTY, DPW DIRECTOR AND GREG ENDICOTT, FACILITIES MAINTENANCE DIRECTOR
Connection to Select Board Strategic Plan: IV. Health and Public Safety



Estimated Cash Flow:	Capital	O&M
FY 2024	40,000	
FY 2025	40,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: FIRE RESCUE	Submitted/Prepared By: CHIEF SMITH	Priority # 12
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Project Title/Description: DRIVEWAY REPLACEMENT - MAIN STREET & EAST FALMOUTH FIRE STATIONS

Estimated Costs	Cost	Comments
Capital:	330,000	(attach additional information if available)
Equipment		
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	330,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	165,000	
FY 2025	165,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 THE FRONT APPARATUS DRIVEWAYS AT BOTH THE MAIN STREET AND EAST FALMOUTH FIRE STATIONS AND THE DRIVEWAY/PARKING AREA AT THE KING STREET SIDE OF THE MAIN STREET FIRE STATION ARE FAILING AND NEED REPLACEMENT.

 ALL SURFACES ARE CURRENTLY SHOWING SIGNIFICANT EROSION OF THE CONCRETE AND ASPHALT. AREAS ARE BEING AFFECTED BY HEAVY FIRE APPARATUS THAT CONTINUOUSLY TRANSIT THESE AREAS. SOME TEMPORARY REPAIRS HAVE BEEN MADE, BUT PER THE DPW DIRECTOR, IN ORDER TO ENSURE A PERMANENT REPAIR THESE DRIVEWAYS NEED TO BE REPLACED WITH ALL CONCRETE SURFACES TO SUPPORT THE WEIGHT AND HIGH APPARATUS TRAFFIC AT THESE STATIONS.

Project Manager: PETER MCCONNARTY, DPW DIRECTOR
Connection to Select Board Strategic Plan: IV. Health and Public Safety




HEADQUARTERS:
MAIN STREET BAY DRIVEWAY



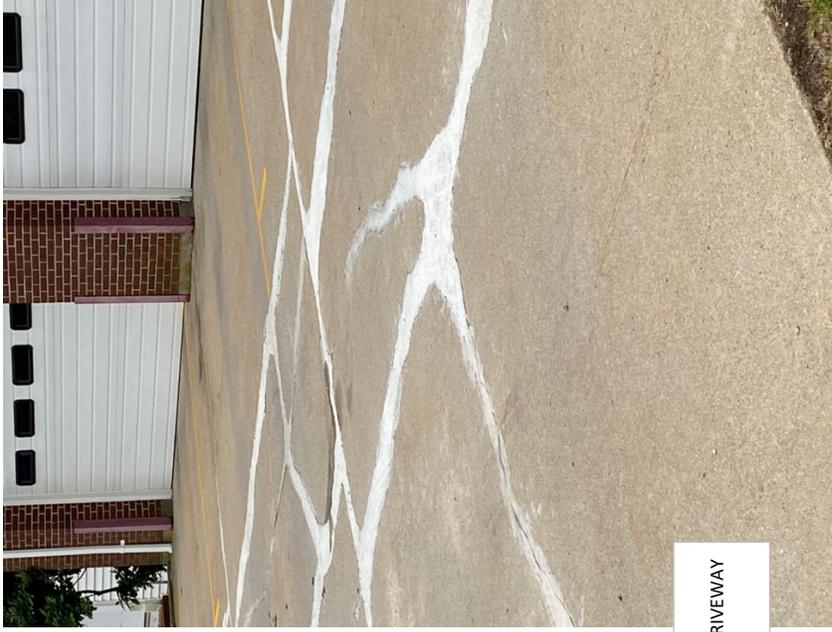

HEADQUARTERS:
KING STREET BAY

CAPITAL IMPROVEMENT REQUEST FORM - CONTINUED

Department:	FIRE RESCUE	Submitted/Prepared By: CHIEF SMITH	Priority # 2
Project Title/Description:	DRIVEWAY REPLACEMENT - MAIN STREET & EAST FALMOUTH FIRE STATIONS		
Project Description / Project Management / Connection to Select Board Strategic Plan:			



STATION 5:
E. FALMOUTH HWY DRIVEWAY



CAPITAL IMPROVEMENT REQUEST FORM

Department: FIRE RESCUE	Submitted/Prepared By: CHIEF SMITH	Priority # 3
Project Title/Description: NEW AMBULANCE - SUPPLEMENTAL FUNDING		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment	100,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	100,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	100,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
ARTICLE 4 11/22 - 01-220-6038	456,000	
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	456,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:

FUNDS REQUESTED WILL COMPLETE REQUIRED EQUIPMENT PURCHASES AND EXTENDED WARRANTIES FOR THE STRYKER POWER-LOAD COT RETENTION SYSTEM AND THE POWER-PRO 2 AMBULANCE COT, INCLUDING CARDIAC MONITOR AND LUCAS DEVICE, COMMONLY KNOWN AS A HANDS FREE CPR DEVICE.

MANUFACTURING COSTS ORIGINALLY QUOTED FOR THE CAPITAL REQUEST SUBMITTED FOR NOVEMBER 2022 SIGNIFICANTLY INCREASED FOLLOWING THE SUBMISSION AND PRINTING OF THE WARRANT. IT WAS DETERMINED BY THE TOWN MANAGER AND FINANCE DIRECTOR TO RETURN FOR THE NECESSARY FUNDING IN 2023.

THESE FUNDS WILL BE ADDED TO THE CAPITAL REQUEST OF \$456,000 APPROVED AT THE NOVEMBER 2022 TOWN MEETING.

Project Manager: A/EMS SUPERVISOR LT. CHRIS COWAN

Connection to Select Board Strategic Plan: IV. Health and Public Safety

CAPITAL IMPROVEMENT REQUEST FORM

Department:	FIRE RESCUE	Submitted/Prepared By:	CHIEF SMITH	Priority #	4
Project Title/Description:	MARINE 1 UPGRADES				

Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
Equipment	150,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	150,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	150,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 MARINE 1, DOCKED AND AT THE READY AT FALMOUTH HARBOR FROM MAY THROUGH DECEMBER EACH YEAR, IS CAPABLE OF RESPONDING TO BOTH FIRE AND EMS MARINE RESPONSES. BASED ON THE GEOGRAPHY OF OUR TOWN THIS VESSEL IS A VITAL LIFE SAVING RESOURCE. FALMOUTH IS BUZZARDS BAY'S EASTERNMOST TOWN, WITH BOURNE TO THE NORTH AND THE ISLAND COMMUNITIES OF GOSNOLD AND MARTHA'S VINEYARD TO THE SOUTH. OF THE TOWN'S 46 SQUARE MILES 42% OF THAT AREA IS LOCATED WITHIN THE BUZZARDS BAY WATERSHED. THE TOWN'S SHORELINE STRETCHES 68 MILES ALONG BUZZARDS BAY AND VINEYARD SOUND, WHICH INCLUDES SEVERAL HARBORS AND WATERWAYS. THIS IMPORTANT RESOURCE IS EQUIPPED WITH A FIRE PUMP FOR MARINE FIREFIGHTING AND MEDICAL EQUIPMENT THAT ENABLES PERSONNEL TO QUICKLY ACCESS AND TREAT AN INJURED/ILL PATIENT IN OUR SURROUNDING WATERS.
 THIS BOAT, A 31 FOOT ALUMINUM VESSEL, WAS SUCCESSFULLY OBTAINED THROUGH A FEDERAL GRANT IN 2005. OVER TIME WE HAVE BEEN ABLE TO FUND MINOR UPGRADES AND REPAIRS TO OUR ELECTRONICS SYSTEM AND OUTBOARD MOTORS. HOWEVER, THE COST IS NOW BEYOND WHAT OUR ANNUAL OPERATING BUDGET CAN ABSORB AND WE NEED TO UPDATE BOTH MOTORS SO THEY ARE MORE FUEL EFFICIENT AND OUR AGED NAVIGATION EQUIPMENT FOR SAFE AND RELIABLE OPERATIONS OF THIS VESSEL.

Project Manager: DEPUTY SCOTT THRASHER
Connection to Select Board Strategic Plan: IV. Health and Public Safety



CAPITAL IMPROVEMENT REQUEST FORM

Department: FIRE RESCUE	Submitted/Prepared By: CHIEF SMITH	Priority # 5
Project Title/Description: BACK-UP RADIO SYSTEM-UHF		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment	100,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	100,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 OUR DEPARTMENT CURRENTLY USES A SOLE RADIO SYSTEM THAT IS A STATE OPERATED SYSTEM THROUGH THE MASSACHUSETTS STATE POLICE. ALL RADIOS IN OUR DEPARTMENT USE THIS SYSTEM. WE RECENTLY TRANSITIONED TO A NEW DEPARTMENT-WIDE STATION ALERTING SYSTEM. THIS SYSTEM REQUIRES A DEDICATED RADIO CHANNEL, BUT IF BUSY WITH OTHER CALLS THE CONFIGURATION WILL CREATE DELAYS IN TRANSMITTING CALLS. THE FFRD HAS NO BACK-UP RADIO SYSTEM SHOULD WE HAVE A FAILURE OF THE PRIMARY 800 RADIO SYSTEM. IN ORDER TO ENSURE A RELIANT AND STRONG COMMUNICATION SYSTEM THAT PROVIDES REAL-TIME ALERTS AND SAFETY FOR OUR PERSONNEL WE REQUIRE A BACK-UP ALTERNATIVE. THE USE OF A UHF RADIO SYSTEM CAN BE CONFIGURED AND UTILIZED BY OUR CURRENT APPARATUS AND AMBULANCES THAT WE HAVE BEEN UPGRADING TRI-BAND RADIOS FOR THIS FUTURE CHANGE.

Project Manager: CHIEF TIMOTHY SMITH

Connection to Select Board Strategic Plan: IV. Health and Public Safety

Estimated Cash Flow:		Capital	O&M
FY 2024		100,000	
FY 2025			
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:		One Time	Annual/Ongoing
Personnel			
Expense			
Other			
Total O & M		0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: FIRE RESCUE	Submitted/P repared By: CHIEF SMITH	Priority # 6
Project Title/Description: RESCUE BOAT		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment	170,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	170,000	
Estimated Cash Flow:		
FY 2024	Capital	O&M
FY 2025	170,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		
O & M Costs:		
Personnel	One Time	Annual/Ongoing
Expense		
Other		
Total O & M	0	0
Available/Potential Funds:		
ARTICLE	Amount	Comment
Bond Proceeds Unspent		\$130,000 closed to Free Cash
Federal Grant		
State Grant		
CPA		
Total Available	\$0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 A COMMITTEE, FORMED PRIOR TO THE SUBMISSION OF THE ORIGINAL CAPITAL REQUEST FOR 2021, OBTAINED SPECIFICATIONS AND A QUOTE FOR THIS NEEDED REPLACEMENT LIFE SAVING PIECE OF EQUIPMENT THAT IS INTERGAL TO SUPPORTING MARINE INCIDENTS. UNFORTUNATELY, MANUFACTURING COSTS, COUPLED WITH SUPPLY AND DEMAND, INCREASED EXPONENTIALLY IN A SHORT TIME AND THE APPROVED FUNDS WERE NO LONGER SUFFICIENT TO REPLACE THIS RESOURCE. BASED ON UPDATED QUOTES AN ADDITIONAL \$40,000 IS NEEDED.
 THESE ADDITIONAL FUNDS WILL SUPPLEMENT THE APPROVED TOWN MEETING ARTICLE FOR \$130,000 ENABLING THE FIRE RESCUE DEPARTMENT TO REPLACE THE CURRENT TRAILERED 1976 BOSTON WHALER.

Project Manager: DEPUTY SCOTT THRASHER
Connection to Select Board Strategic Plan: IV. Health and Public Safety

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Communications	Submitted/Prepared By: Jeff Lourie	Priority # 1
Project Title/Description:		Project Description / Project Management / Connection to Select Board Strategic Plan:	
Estimated Costs		<p>Project Description: The Falmouth Communications Department in conjunction with the Police Department currently operates on a 800 MHz six (6) site radio system which was originally installed in the mid 1990's. The current equipment is beyond end of life, and no longer supported by the manufacturer or our radio service company. When equipment within the system fails the lack of availability of parts will severely impact the critical operations of the Police Department and Public Safety Communications. Additionally due to the age of the existing infrastructure, configuration of the system and reliance on outdated technology coverage is also negatively impacted by weather which for a seaside community can change by the minute.</p> <p>The current system has a single transmitter/receiver site in North Falmouth and 5 additional receive only sites located across the community. Radio coverage is broken down into two (2) categories, in street and in building, the current system does not provide proper "in street" coverage for officers in the field, with major radio coverage gaps in the Woods Hole and East Falmouth areas of town and inadequate "in building coverage" throughout town, including within our own building on Main St. These coverage issues create a life safety risk to the officers on duty daily.</p> <p>Current "subscriber units" (both mobile and portable radio's) in use by the Police Department do not allow for proper interoperability with other law enforcement agencies in the Commonwealth nor do they allow for interoperability with Maritime radio's.</p> <p>Lastly, having a single transmission site on the system makes for a single point of system failure and does not allow for any type of emergency failover within the system.</p> <p>The project would replace existing system infrastructure, add an additional radio transmit site to allow for better overall coverage in the community as well as provide emergency failover capabilities. It would also replace outdated existing Verizon copper phone lines currently in use with fiber optic connectivity to radio sites which would enhance system operations and failover capabilities and begin the process to upgrade the Police Departments subscriber units to allow for proper interoperability across UHF, VHF, 700 & 800 MHZ radio networks.</p> <p>Project Manager: The project will be overseen by the Communications Administrator in conjunction with a representative from the Police Department.</p> <p>Select Board Strategic Plan: This project falls within priority area IV of the Selectboards Strategic Plan Priorities. Replacing critical infrastructure for the Police Department helps to enhance Public Safety Services across the community, improves the efficiency of Police and Dispatch Operations to the community and addresses critical life safety issues for Town employees.</p>	
Capital:			
Equipment	1,700,000		
Maintenance			
Planning/Study			
Design			
Construction			
Land Acquisition			
Other	300,000		
Contingency	2,000,000		
Total Capital			

Estimated Cash Flow:	Capital	O&M	
FY 2024	1,500,000		
FY 2025	500,000		
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:		One Time	Annual/Ongoing
Personnel			
Expense			
Other			
Total O & M	0	0	0
Available/Potential Funds:			
Department Articles to Re-appropriate			
Bond Proceeds Unspent			
Federal Grant			
State Grant			
CPA			
Total Available	0	0	0

CAPITAL IMPROVEMENT REQUEST FORM

Department:	MES	Submitted/Prepared By: Gregg Fraser	Priority # 1
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Project Title/Description:	Marina Electrical Upgrades		
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Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
Equipment	20,000		
Maintenance			
Planning/Study			
Design			
Construction			
Land Acquisition			
Other			
Contingency			
Total Capital	20,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Town Electrician has informed us the electrical code for marina power pedestal breakers has changed for new or replacement units. When a breaker now fails, it must be replaced with a GFI compliant breaker. Our Eaton Lighthouse style pedestal breakers come directly from the manufacturer. The cost currently is 20A @ \$249, 30/50A @ \$478, and 100A @ \$539 each. The GFI breakers are much more expensive than non-GFI units. The town marina currently has (61) power pedestals, with a total of 187 breakers. The estimated cost to convert all breakers to GFI compliant ones is \$88,300. Our plan is to request additional annual funding for marina electrical updates starting in the FY 25 budget. This request will provide funding through July 2024. The Waterways Committee is aware of these additional expenses and anticipates recommending increases to the electrical fees charged slip holders to cover these future costs in the future.

Project Manager: Gregg Fraser

Connection to Select Board Strategic Plan: V. Management of Coastal/Natural Resources & Infrastructure

Estimated Cash Flow:	Capital	O&M
FY 2024	20,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?	Yes	

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	MES	Submitted/Prepared By:	Gregg Fraser	Priority #	2
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Project Title/Description: New Simpson's Landing Bulkhead

Estimated Costs	Cost	Comments
Capital:		
Equipment		
Maintenance		
Planning/Study		
Design		
Construction	430,000	Seaport EC Grant Match = \$322,500
Land Acquisition		
Other		
Contingency		
Total Capital	430,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	107,500	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate ART 12 04/19 SIMPSONS BLKHD	49,170.21	
Bond Proceeds Unspent		
Federal Grant		
State Grant	322,500	Anticipated 2024
CPA		
Total Available	322,500	

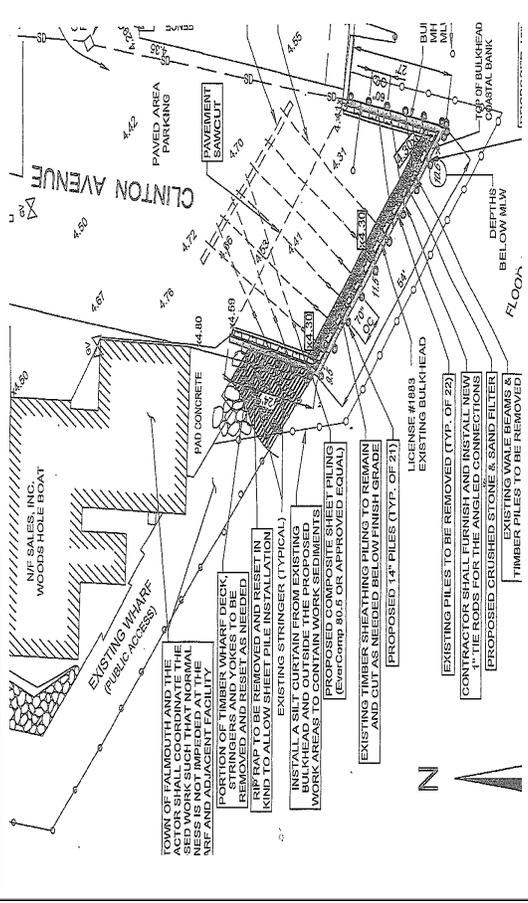
Project Description / Project Management / Connection to Select Board Strategic Plan:

MES was awarded a Seaport Economic Council Grant in 2022 which paid for design, engineering, and permitting of a new bulkhead at Simpson's Landing. The replacement bulkhead will be installed seaward of the existing failing bulkhead to avoid any obstructions in the ground. In 2016 & 2017 the town repaired the failing bulkhead by installing sheathing behind the existing wood structure. That repair was not able to fully correct the failure due to underground obstructions encountered while driving the new sheathing. (Old bridge support/revetments) The obstructions could not be removed so new sheathing could not be installed for the entire bulkhead length as proposed. Test pilings were driving this year seaward of the existing bulkhead to ensure no obstructions would be encountered in the new project footprint.

This appropriation will fund the 25% town match required for phase II construction. MES will apply for construction funding from the Seaport Economic Council this fall. If granted, the state will fund 75% of the construction costs. This project will be competitively bid and overseen by the Harbormaster. The request is based on our engineers, Cape & Island Engineering, cost estimate dated July 5, 2023.

Project Manager: Gregg Fraser

Connection to Select Board Strategic Plan: Management of Coastal/Natural Resources & Infrastructure



CAPITAL IMPROVEMENT REQUEST FORM

Department: MES	Submitted/Prepared By: Gregg Fraser	Priority # 3
Project Title/Description: Pick-up Truck		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment	27,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	27,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This request is to fund the purchase of a new vehicle to provide additional transportation for several divisions of MES. We anticipate purchasing a small Ford Maverick or similar sized vehicle. The Harbormaster and shellfish staff are routinely required to use personal vehicles for work activities because the other MES vehicles are often in use. This vehicle will be a basic small-sized 4 door truck capable of transporting 5 employees and equipment to work sites and shellfish grow out locations. The vehicle will also be capable of towing most of the departments vessels and equipment. The vehicle will be purchased through government contract pricing so bidding will not be required.

Project Manager: Gregg Fraser

Connection to Select Board Strategic Plan: V. Management of Coastal/Natural Resources & Infrastructure

Estimated Cash Flow:	Capital	O&M
FY 2024	27,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		
O & M Costs:		
Personnel		Annual/Ongoing
Expense		
Other		
Total O & M	0	

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	MES	Submitted/Prepared By:	Gregg Fraser
Project Title/Description:	Great Harbor Boat Ramp	Priority #	4
Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>	200,000		
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>			
Total Capital	200,000		
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: This request is to fund phase II of the Great Harbor Boat Ramp reconstruction. Article 4 of the November 2022 Town Meeting funded the engineering and permitting to replace the failing boat ramp with a similar sized new one. The town hired Cape & Islands Engineering, Inc. to design the new boat ramp and obtain all the necessary local, state and federal permits for this project. This request is for money to fund phase II construction. The project will be competitively bid and overseen by the Harbormaster. The request is based on our engineers cost estimate dated July 19, 2023.</p> <p>Project Manager: Gregg Fraser</p> <p>Connection to Select Board Strategic Plan: V. Management of Coastal/Natural Resources & Infrastructure</p>			
Estimated Cash Flow:	Capital	O&M	
FY 2024	200,000		
FY 2025			
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes			
O & M Costs:	One Time	Annual/Ongoing	
<i>Personnel</i>			
<i>Expense</i>			
<i>Other</i>			
Total O & M	0	0	
Available/Potential Funds:	Amount	Comment	
<i>Department Articles to Re-appropriate</i>			
<i>Bond Proceeds Unspent</i>			
<i>Federal Grant</i>			
<i>State Grant</i>			
<i>CPA</i>			
Total Available	0		

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Facilities	Submitted/Prepared By: Greg Endicott	Priority # 1
Project Title/Description: Andrews Farm Construction			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>	182,000		
<i>Land Acquisition</i>			
<i>Software</i>			
<i>Contingency</i>	18,000	10%	
Total Capital	200,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 Under Town Article 8.11/21 all structures at 398 Old Meetinghouse Rd. were fully abated and 2 of the buildings were demolished. The Town is seeking funds to construct a 40'x40' steel barn with a 40'x10' vegetable wash bay to provide adequate space for farm operations and equipment. Temporary means of storage have been provided until the new building is complete. Upon completion of the new barn the remaining 2 buildings which are in temporary use will be removed.
 The Town has already completed the engineering and design for the new building and is ready to move forward with procurement and construction upon approval of funds.
Project Manager: Greg Endicott, Facilities Director
Connection to Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:		Capital	O&M
FY 2024		150,000	
FY 2025		50,000	
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)?			
O & M Costs:		One Time	Annual/Ongoing
Personnel		None	
Expense			
Other			
Total O & M		0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Facilities	Submitted/Prepared By: Greg Endicott	Priority # 2
Project Title/Description: DPW Entrance Doors			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
Equipment	8,000		
Maintenance			
Planning/Study			
Design			
Construction	2,000		
Land Acquisition			
Software			
Contingency			
Total Capital	10,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
The Town is seeking funds to install automatic door openers on the two main entry doors at the DPW to provide ease of access to the general public.

Project Manager: Greg Endicott, Facilities Director

Connection to Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:	Capital	O&M
FY 2024	10,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		

O & M Costs:	One Time	Annual/Ongoing
Personnel		As Necessary
Expense		
Other		
Total O & M	0	

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Facilities	Priority # 3
Project Title/Description:	Submitted/Prepared By: Greg Endicott	
Estimated Costs	Library Window Replacement	
Capital:	(attach additional information if available)	
<i>Equipment</i>	Cost	Comments
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>	120,000	
<i>Land Acquisition</i>		
<i>Software</i>		
<i>Contingency</i>	12,000	
		10%
Total Capital	132,000	

Estimated Cash Flow:		Capital	O&M
FY 2024		50,000	
FY 2025		82,000	
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			

O & M Costs:		One Time	Annual/Ongoing
<i>Personnel</i>			
<i>Expense</i>			
<i>Other</i>			
Total O & M		0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Town has entered in to Phase 1 of design development to replace 40 of the Main Library windows with Gale Associates under Town Article 4 11/17. This Phase includes evaluation, removal and replacement of a sample set of windows to verify construction details, and an engineered cost estimation for construction. The Town is seeking additional funding for the remainder of the design development phase, bidding services, and construction administration services. Any remaining funds will be coupled with Town Article 4 11/22 to fund construction.

Project Manager: Greg Endicott, Facilities Director

Connection to Select Board Strategic Plan: III. Financial and Economic Stability

For Free Cash Articles- able to complete in 3 Years (Y/N)?

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Facilities	Submitted/Prepared By: Greg Endicott	Priority # 4
Project Title/Description:	Library Roof Design / Bid / Construction		
Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>	112,500		
<i>Land Acquisition</i>			
<i>Software</i>			
<i>Contingency</i>	12,500	10%	
Total Capital	125,000		
Estimated Cash Flow:	Capital	O&M	
FY 2024	125,000		
FY 2025			
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:	One Time	Annual/Ongoing	
<i>Personnel</i>			
<i>Expense</i>			
<i>Other</i>			
Total O & M	0		0
Available/Potential Funds:	Amount	Comment	
<i>Department Articles to Re-appropriate</i>			
<i>Bond Proceeds Unspent</i>			
<i>Federal Grant</i>			
<i>State Grant</i>			
<i>CPA</i>			
Total Available	0		
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: Portion of the main library slate roof are coming loose and falling to the ground creating a public safety issue. The funding will be used to design the correction, bid the work and perform the necessary construction to correct the problem.</p> <p>Project Manager: Greg Endicott, Facilities Director</p> <p>Connection to Select Board Strategic Plan: III. Financial and Economic Stability</p>			

CAPITAL IMPROVEMENT REQUEST FORM

Department: **Public Works Administration**

Submitted/Prepared By: **Peter McConarty**

Priority # **1**

Project Title/Description: **Waste Management Facility - Metal Prefabrication Staff / Equipment Building**

Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study	Completed	
Design	Completed	
Construction	330,000	
Land Acquisition		
Other		Managed by Public Works
Contingency	10%	
Total Capital	363,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	272,250	
FY 2025	90,750	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

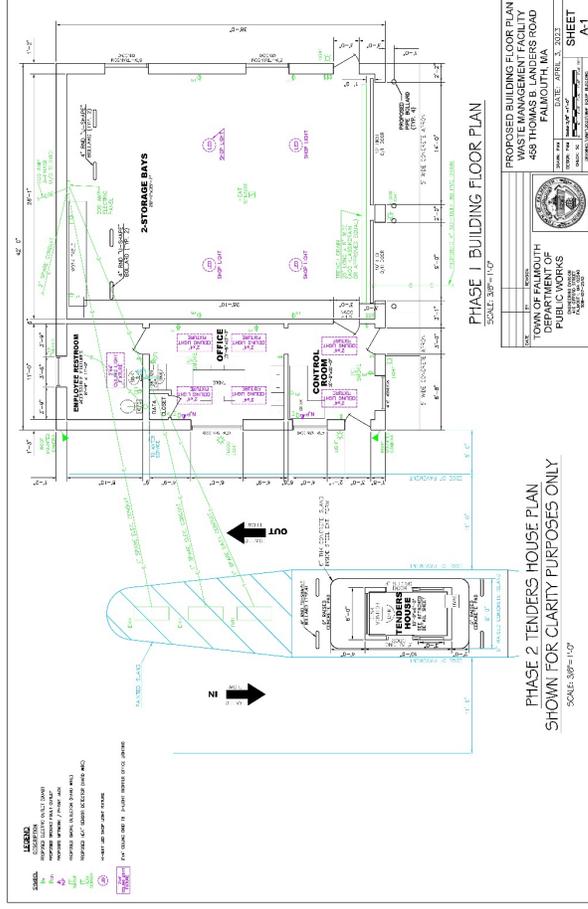
Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The existing staff office trailer at the Waste Management Facility is in disrepair and needs to be replaced. The office building was installed in the late 1980's and has been failing. The employees working at the facility need to have a safe and healthy working environment. This proposed building will be a pre-engineered metal prefabrication building that will be placed on a recently installed foundation. The building will include an 11' wide X 38' long office area along with a bathroom, breakroom area, and control room that will be equipped to run the electronic transactions and communication for the facility. In addition, the building will also have a 2 bay equipment / storage area.

Project Manager: Peter McConarty

Connection to Select Board Strategic Plan: Water, Wastewater & Solid Waste Management



CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Engineering	Submitted/Prepared By: James McLoughlin	Priority # 1
Project Title/Description: Sippewissett Road Culvert		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study		
Design		
Construction	350,000	
Land Acquisition		
Other		
Contingency		
Total Capital	350,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	350,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles - able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: An existing cross culvert on Sippewissett Road of unknown origin appears collapsed and is allowing minimal flow under the roadway. The upstream drainage area is significant and without replacement, flooding of roadway and adjacent private property is likely. Replacement is expected to require road closure and detours.

Project Manager: James McLoughlin

Connection to Select Board Strategic Plan: IV. Health and Public Safety

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Engineering	Submitted/Prepared By: James McLoughlin	Priority # 2
Project Title/Description: Worcester Court and Spring Bars Road Traffic Improvements		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study		
Design		
Construction	175,000	
Land Acquisition		
Other		
Contingency		
Total Capital	175,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:
Project Description: The intersection of Worcester Court and Spring Bars Road has been identified as an intersection requiring safety improvement. A design has been completed for a flashing signal on a mast arm. The estimated cost for construction is \$175,000.
Project Manager: James McLoughlin
Connection to Select Board Strategic Plan: IV. Health and Public Safety

Estimated Cash Flow:	Capital	O&M
FY 2024	175,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles - able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Engineering	Submitted/Prepared By: James McLoughlin	Priority # 3
Project Title/Description: NPDES Installation of BMP for Phosphorous Mitigation		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study		
Design	20,000	
Construction	155,000	
Land Acquisition		
Other		
Contingency		
Total Capital	175,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:
Project Description: Funding for the Town's National Pollutant Discharge Elimination System (NPDES) program is necessary to comply with the EPA/DEP General Permit for Stormwater Discharges for small municipal separate storm sewer systems located in the Town of Falmouth.
 A BMP project that will reduce phosphorous as Ashumet Pond will satisfy the EPA requirement of a Demonstration project to comply with the NPDES Permit.
Project Manager: James McLoughlin
Connection to Select Board Strategic Plan: Management of Coastal/Natural Resources & Infrastructure

Estimated Cash Flow:	Capital	O&M
FY 2024	175,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Engineering	Submitted/Prepared By: James McLoughlin	Priority # 4
Project Title/Description: Quissett And Sippewissett Speed Signs		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study		
Design	15,000	
Construction	60,000	
Land Acquisition		
Other		
Contingency		
Total Capital	75,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: Funding is requested for installation of speed feedback signs on Quissett Avenue and Sippewissett Road. The signs are expected to reduce speeding on these roads which are often used an alternate route to the Steamship Authority.

Project Manager: James McLoughlin

Connection to Select Board Strategic Plan: Health and Public Safety

Estimated Cash Flow:	Capital	O&M
FY 2024	75,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Engineering	Submitted/Prepared By: James McLoughlin	Priority # 5
Project Title/Description: Nobska Bridge Replacement		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment		
Maintenance		
Planning/Study		
Design		
Construction	250,000	
Land Acquisition		
Other		
Contingency		
Total Capital	250,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:
Project Description: Funding is requested for replacement of the bridge over Nobska Roar that carries bicycle and pedestrian traffic. The design is complete and combining used maintenance funds from prior years with the requested funds will allow for the replacement to occur.

Project Manager: James McLoughlin

Connection to Select Board Strategic Plan: Health and Public Safety

Estimated Cash Flow:	Capital	O&M
FY 2024	250,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

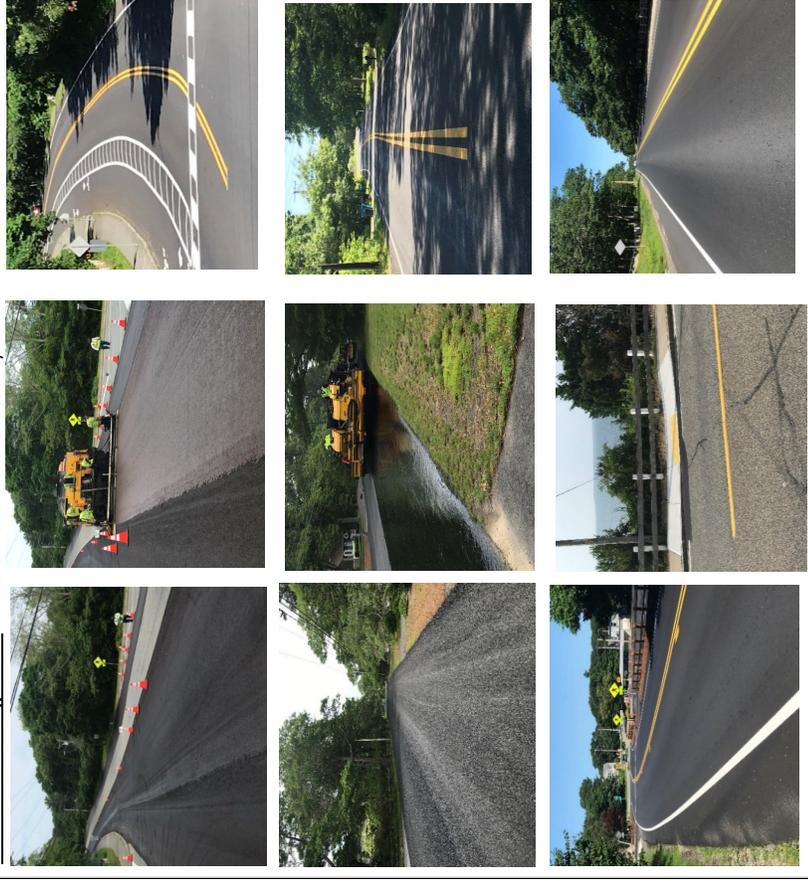
CAPITAL IMPROVEMENT REQUEST FORM

Department:	HIGHWAY DIVISION	Submitted/Prepared By:	JAMES F GRADY JR	Priority #	#1
Project Title/Description: Roadway Construction and Maintenance					
Estimated Costs (attach additional information if available)					
Capital:	Cost	Comments			
<i>Equipment</i>					
<i>Maintenance</i>	200,000	crack sealing / fog sealing			
<i>Planning/Study</i>					
<i>Design</i>	100,000	planning / design / permits			
<i>Construction</i>	200,000	drainage improvements			
<i>Land Acquisition</i>					
<i>Pavement Preservation</i>	800,000	micro surfacing / chip seal			
<i>Roadway Paving</i>	300,000	asphalt surfacing			
<i>Contingency</i>					
Total Capital	1,600,000				

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
The Department of Public Works Highway Division requests funding for continued roadway maintenance and repair. As in the previous year, the requested funding will allow the division to make needed infrastructure improvements within the community. Improvements and repairs to our stormwater system, sidewalks and roadways are the primary focus of this request. New methods of roadway preservation such as Micro-surfacing, crack sealing, and chip sealing were a focus last fiscal year and will continue. Preservation treatments will prolong the life of our roadways and allow for reconstruction of other roadways in need. Making Accommodations for Complete Streets, ADA compliance, crosswalk and sidewalks are always a focus.

Project Manager: James F Grady Jr
Select Board Strategic Plan: III. Financial and Economic Stability



Estimated Cash Flow:	Capital	O&M
FY 2024	1,200,000	
FY 2025	400,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		
	Y	

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	-	

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW HIGHWAY DIVISION	Submitted/Prepared By: JAMES F GRADY JR	Priority # 2
Project Title/Description: Bicycle / Pedestrian Accommodations		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
<i>Maintenance</i>	15,000	Paint Markings / Signage
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Pavement Preservation</i>	10,000	Crack Sealing / Patching
<i>Paving</i>	65,000	Asphalt Paving
<i>Contingency</i>		
Total Capital	90,000	TOTAL

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Department of Public Works Highway Division requests funding for continued maintenance and repair on the Shining Sea Bikeway. As in Previous years, the requested funding will allow the division to make necessary asphalt improvements. This asphalt work mainly consists of pulverizing and paving sections of the pathway affected by the "raised root bumps" caused by the root system of the Black Locust trees along the path. Having this funding available has made it possible to get ahead of this issue and make for a smoother more safer pathway for all to enjoy. Additionally, there are always ongoing maintenance needs such as signage, paint markings, fences and portable restrooms relying on this funding.

Project Manager: James F Grady Jr

Select Board Strategic Plan: III. Financial and Economic Stability



Estimated Cash Flow:	Capital	O&M
FY 2024	90,000	
FY 2025		90,000
FY 2026		90,000
FY 2027		100,000
FY 2028		100,000
FY 2029		100,000
FY 2030		125,000
FY 2031		125,000
FY 2032		125,000
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Fleet-Highway Div	Submitted/Prepared By:	E. Rivera	Priority #	1
Project Title/Description:	H-19				
Estimated Costs	(attach additional information if available)				
Capital:	Cost	Comments			
<i>Equipment</i>	134,000				
<i>Maintenance</i>					
<i>Planning/Study</i>					
<i>Design</i>					
<i>Construction</i>					
<i>Land Acquisition</i>					
<i>Other</i>					
<i>Contingency</i>					
Total Capital	134,000				
Estimated Cash Flow:	Capital	O&M			
FY 2024	134,000				
FY 2025					
FY 2026					
FY 2027					
FY 2028					
FY 2029					
FY 2030					
FY 2031					
FY 2032					
For Free Cash Articles- able to complete in 3 Years (Y/N)?		Y			
O & M Costs:	One Time	Annual/Ongoing			
<i>Personnel</i>					
<i>Expense</i>					
<i>Other</i>					
Total O & M					
Available/Potential Funds:	Amount	Comment			
<i>Federal</i>					
<i>State</i>					
<i>CPA</i>					
<i>Existing Articles/Funds</i>					
Total Available					

Project Need/Goals and Performance Measurement:

Project Description:
 This is a request to replace H-19 a 2006 Ford F350 Dump Truck with 180,000 miles Vin# 1FDWF37P38EC98771. This is an everyday used vehicle by Highway Dept. it will be replace with a 2023 Ford F350 Dump Truck with plow and sander. H-19 has saved the town very well, but it is time for replacement as an older vehicle is starting to have a high maintenance repair cost and frame and body rot.
Project Manager: Edwin Rivera

Select Board Strategic Plan: Ill. Financial and Economic Stability






CAPITAL IMPROVEMENT REQUEST FORM

Department: Fleet-Highway Div	Submitted/Prepared By: E. Rivera	Priority # 2
Project Title/Description: H-64 Hot Box		

Estimated Costs	(attach additional information if available)	Cost	Comments
Capital:		62,000	
Equipment			
Maintenance			
Planning/Study			
Design			
Construction			
Land Acquisition			
Other			
Contingency			
Total Capital		62,000	

Estimated Cash Flow:	Capital	O&M	
FY 2024	62,000		
FY 2025			
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			

O & M Costs:	One Time	Annual/Ongoing	
Personnel			
Expense			
Other			
Total O & M	0		0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This is a request to replace H-64 Stepp Hot Box. This is a unit that is used to carry asphalt to patch holes. H-64 is a 2009 trailer mounted unit. H-64 will be replaced with a 2024 Stepp Trailer mounted dump hot box. H-64 is used year-round and has carried an unknown amount of asphalt. H-64 has served its time and now is in need of replacement.

Project Manager: Ed Rivera

Select Board Strategic Plan: III. Financial and Economic Stability






CAPITAL IMPROVEMENT REQUEST FORM

Department: Fleet- Engineering	Submitted/Prepared By: E. Rivera	Priority # 3
Project Title/Description: E-3		

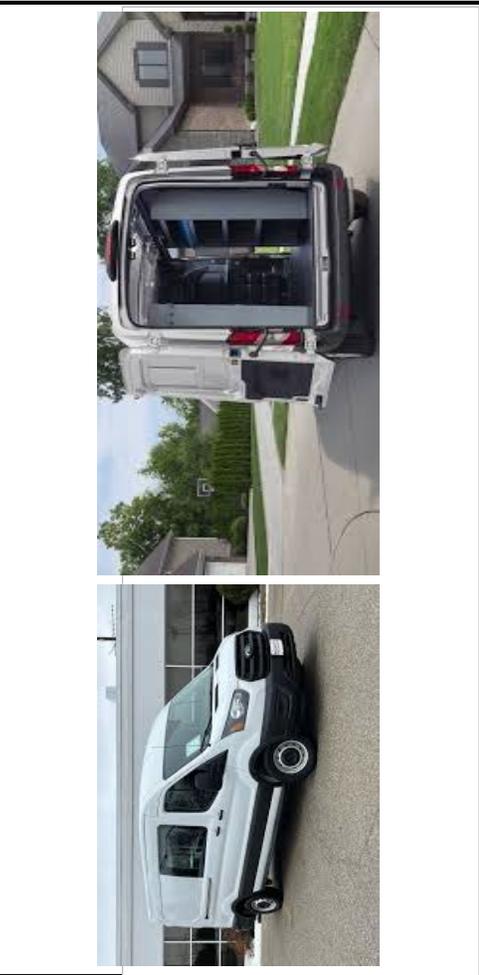
Estimated Costs	Cost	Comments
Capital:	68,000	
Equipment		
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	68,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This request is to replace a 2004 Ford Excursion with 70,000 miles. This vehicle is used every day by the engineering Dept. The vehicle hauls all the land survey equipment for the department. It will be replaced with a 2024 Ford Transit T-250 van. E-3 has served the town well, but it is time for replacement as a large SUV the vehicle does no long hold a purpose as the department need have grown.

Project Manager: Edwin Rivera

Select Board Strategic Plan: III. Financial and Economic Stability



Estimated Cash Flow:	Capital	O&M
FY 2024	68,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Fleet-Parks Div	Submitted/Prepared By: E. Rivera	Priority # 4
Project Title/Description:	Mower Package		

Estimated Costs Capital:	Cost	Comments
Equipment	55,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	55,000	

Estimated Cash Flow:	Capital	O&M
FY 2024		55,000
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This Capital request is for the replacement of 3 Parks Stander mowers and a utility trailer. The current 3 stander mowers are over 10 years old and are used heavily throughout a 3 seasons period. These mowers are used primarily for small parcels and cemeteries where our larger mowers cannot access. Frequent large price repairs and high operating hours to the engines have prioritized the need for replacement.

Project Manager: Edwin Rivera

Select Board Strategic Plan: III. Financial and Economic Stability



CAPITAL IMPROVEMENT REQUEST FORM

Department: Fleet-Wastewater	Submitted/Prepared By: E. Rivera	Priority # 6
Project Title/Description: S-11		

Estimated Costs Capital:	(attach additional information if available) Cost	Comments
Equipment	108,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	108,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	108,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
This is a request to replace S-11 a 2009 Ford F350 utility body with 110,000 miles. This vehicle is used every day by the wastewater dept it will be replaced with a 2023 Ford F350 utility body with a plow. S-11 has served the town very well due to the environment that we are in the vehicle has chassis and body rot and the cost of service is becoming very high.

Project Manager: Edwin Rivera

Select Board Strategic Plan: III. Financial and Economic Stability






CAPITAL IMPROVEMENT REQUEST FORM

Department:	Fleet- Highway	Submitted/Prepared By: E. Rivera	Priority #7
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Project Title/Description:	H-12
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Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
Equipment	106,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	106,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	106,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This request is to replace H-12 it is a 2009 Ford F350 Dump truck w/plow. H-12 has 160,000 miles. This vehicle is an everyday used. H-12 will be replaced with a 2023 Ford F350 dump truck w/plow. H 12 has served the town very well, but it is time for replacement due to the high miles and maintenance cost. H 12 also has frame and body rot and is getting worse.

Project Manager: Edwin Rivera

Select Board Strategic Plan: III. Financial and Economic Stability



CAPITAL IMPROVEMENT REQUEST FORM

Department: Fleet-Water Dept	Submitted/Prepared By: E. Rivera	Priority # 8
Project Title/Description: Trailer 7 ton		
Estimated Costs (attach additional information if available)		
Capital:	Cost	Comments
Equipment	16,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	16,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:	
<i>Project Description:</i> This is a request to add a 2024 7 Ton Top deck over full tilt trailer to the water dept fleet. The water dept only has one trailer in its fleet to move equipment this would be a great addition to the fleet.	
<i>Project Manager:</i> Edwin Rivera	
<i>Select Board Strategic Plan:</i> III. Financial and Economic Stability	



Estimated Cash Flow:		Capital	O&M
FY 2024		16,000	
FY 2025			
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			
O & M Costs:		One Time	Annual/Ongoing
Personnel			
Expense			
Other			
Total O & M		0	

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Parks	Submitted/Prepared By: Jeremiah Pearson	Priority # 1
Project Title/Description: Athletic Field Maintenance			
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: The Parks Department has been sub contracting Athletic field cultural practices to our prioritized recreational fields since 2021 after the reconstruction of Trotting and George Gaspa fields. This involves a 3 year maintenance contract providing a high level of management practices beyond the scope of which the Parks Department can provide. This funding is for the annual payment associated with the 3 year contract. These maintenance practices are crucial to provide a healthier and safer playing surface to these heavily over used Athletic fields (Trotting, George Gaspa, Fuller). The Parks Superintendent is responsible for preparing procurement and overseeing all related work. Parks has revised the past contract to provide an even higher level of maintenance to keep up with the wear and tear of heavy field usage. Since the release of the Gale Report in 2017, Parks has reconstructed both Trotting and George Gaspa fields with Capital funds and is committed to their upkeep, without this Athletic Field Maintenance Article these fields would not be playable with just DPW resources.</p> <p>Project Manager: Jeremiah Pearson Select Board Strategic Plan: III. Financial and Economic Stability</p>			



Estimated Costs	Cost	Comments
Capital:		
<i>Equipment</i>		
<i>Maintenance</i>	88,000	
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>		
Total Capital	88,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	88,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
FY 2033		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Parks	Submitted/Prepared By: Jeremiah Pearson	Priority # 2
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Project Title/Description:	Turf Tank Pro Package		
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Estimated Costs	(attach additional information if available)		
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Capital:	Cost	Comments
Equipment		Yearly subscription
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Subscription	15,000	
Contingency		
Total Capital	15,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	15,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		15000
Other		
Total O & M	0	15000

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 In FY23 Parks received ART 5 11/22 TURF TANK PRO PACKAGE. This subscription for a GPS based line marking robot designed to do all sport line marking with exact accuracy, has been a great success in efficiency, precision and reduced paint costs. Parks wishes to renew this subscription, and continue to offer our school athletics professional field marking accuracy with a reduction of our carbon footprint by eliminating traditional toxic aerosol spray cans.



US - Turf Tank Pro Package - Subscription
 Includes: - GPS Paint Robot + GPS Package - Continuous Software Improvements - Free Form Text Creation - Customized Logo Creation - Standard Geometry Package - Extended Geometry Package - Paint: \$3,000 Allotment of Paint (White) - (3) Robot Batteries - Customer Support: 24/7 Monday-Sunday - Hardware Warranty Program: Full (Includes Consumables) - (1) Paint System Service Kit/per year: (Includes: 1-Solenoid, 1-Pump, 1- Suction rod assembly, 1- tubing set.) - (2) 5.5 Gallon Paint Container for Robot - (2) 2.5 Gallon Empty Paint Containers - Customized Robot Wrapping - (2) Maintenance Visits/Per Year - Courtesy Robot (if necessary)

Project Manager: Shawn Speroni Parks Assistant Field Supervisor

Select Board Strategic Plan: Financial and Economic Stability

CAPITAL IMPROVEMENT REQUEST FORM

Department: Parks	Priority # 3
Submitted/Prepared By: Jeremiah Pearson	

Project Title/Description: Unitary Rubber Accessibility Mats For North Falmouth Elementary Playgrounds

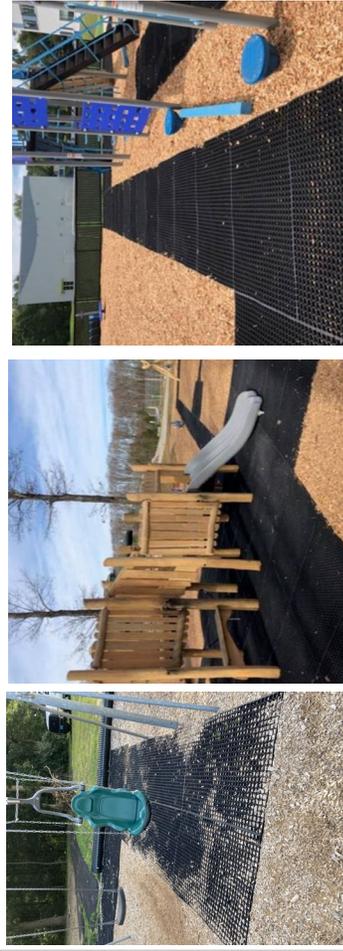
Estimated Costs	Cost	Comments
Capital:		
Equipment	29,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	29,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 Unitary rubber accessibility mats are an alternative surfacing solution to provide ADA accessibility to our many playgrounds that use Engineered Wood Fiber (EWF) as a surface. These mats will go over the EWF and create an accessible route for people in wheel chairs as required by 521 CMR 19.7. The state of Massachusetts guidelines for accessible playgrounds are becoming more restrictive on engineered wood fiber as ADA surfacing, these mats will comply and provide an economical solution to resurfacing our many playgrounds. This being our pilot year trying this product, the Parks Department would like to test this product at North Falmouth Elementary School, and only purchase enough for one school to make sure the investment is a long term solution for the ADA needs of our playgrounds.

Project Manager: Jeremiah Pearson

Select Board Strategic Plan: Financial and Economical Stability



Estimated Cash Flow:	Capital	O&M
FY 2024	29,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Wastewater	Submitted/Prepared By: A. Lowell	Priority # WW-24-01	1
Project Title/Description: Wastewater System Equipment Rehabilitation / Replacement			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>		included in construction	
<i>Maintenance</i>		included in O&M budget	
<i>Planning/Study</i>		NA	
<i>Design</i>		NA	
<i>Construction</i>	\$125,000		
<i>Land Acquisition</i>		NA	
<i>Other</i>		NA	
<i>Contingency</i>		included in construction	
Total Capital	\$125,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:	
Project Description: These funds are requested in order to perform wastewater system rehabilitation / replacement work, including: 1. Replace leaking knife gate valves at Jones Palmer lift station and Shivericks lift station (3 valves need replacement each location). 2. Purchase spare pumps for New Silver Beach lift station and WWTF. Project Manager: A. Lowell Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management	

Estimated Cash Flow:	
Capital	O&M
FY 2024	\$0
FY 2025	\$125,000
FY 2026	\$0
FY 2027	\$0
FY 2028	\$0
FY 2029	\$0
FY 2030	\$0
FY 2031	\$0
FY 2032	\$0
FY 2033	\$0
For Free Cash Articles- able to complete in 3 Years (Y/N)?	
	Y

O & M Costs:	
One Time	Annual/Ongoing
<i>Personnel</i>	\$0
<i>Expense</i>	\$0
<i>Other</i>	\$0
Total O & M	\$0

Available/Potential Funds:	
Amount	Comment
Department Articles to Re-appropriate	
Bond Proceeds Unspent	
<i>Federal</i>	\$0
<i>State</i>	\$0
<i>CPA</i>	\$0
Existing Articles/Funds	\$0
Total Available	\$0

Photo of knife gate valve at Jones Palmer Lift Station that does not seal properly and requires replacement (was installed in 1980s).



CAPITAL IMPROVEMENT REQUEST FORM

Department: DPW-Wastewater	Submitted/Prepared By: A. Lowell	Priority # WW-24-02	2
Project Title/Description: Design and Permit - Teaticket Path Peninsula and Northeast Maravista Sewers and Discharge			
Estimated Costs (attach additional information if available)			
Capital:		Project Description / Project Management / Connection to Select Board Strategic Plan:	
Equipment	Cost	Project Description:	
Maintenance		Funds are requested to design and permit: (1) a sewer collection system for the northeast portion of the Maravista peninsula (which was not sewered as part of the Little Pond project), and the Teaticket Path peninsula, (2) a booster station and force main to convey the wastewater to the Main Wastewater Treatment Facility (this force main and booster station will also serve future sewer areas to the east of this area), and (3) increased discharge at the infiltration beds 14 and 15 site, north of the WWTF. These projects are part of the Targeted Watershed Management Plan for Great Pond, approved by the state in January 2023.	
Planning/Study		Project Manager: A. Lowell	
Design	\$3,800,000	Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management	
Construction		Below is a photo of Perch Pond, which is the northwestern branch of Great Pond. Perch Pond is severely degraded by excess nitrogen from septic systems. This request will fund the design and permitting of a system to collect wastewater from properties on both sides of Perch Pond.	
Land Acquisition			
Other			
Contingency			
Total Capital	\$3,800,000		

Estimated Cash Flow:	Capital	O&M
FY 2024	\$1,900,000	\$0
FY 2025	\$1,900,000	\$0
FY 2026	\$0	\$0
FY 2027	\$0	\$0
FY 2028	\$0	\$0
FY 2029	\$0	\$0
FY 2030	\$0	\$0
FY 2031	\$0	\$0
FY 2032	\$0	\$0
FY 2033	\$0	\$0
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel	\$0	\$0
Expense	\$0	\$0
Other	\$0	\$0
Total O & M	\$0	\$0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal		
State		
CPA		
Total Available	\$0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Water	Submitted/Prepared By: Michael Reghitto	Priority # 1
Project Title/Description: Water Meter Replacement Program to convert to 100% radio read meters			
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: We are requesting a capital allocation of \$250,000 this year for water meter replacement. We are currently at over 91% radio read meters. Over the next three years, the department would like to be at 100% radio read meters.</p> <p>The benefit of having all radio read meters are as follows:</p> <ol style="list-style-type: none"> 1. Ability to change the billing and revenue collection cycle from bi-annual to quarterly providing improved cash flow during the fiscal year. 2. Improved ability to identify and manage delinquent accounts. 3. Improved ability to detect abnormal water consumption - out of range excess usage is potentially a leak and is brought to the attention of property owners thereby minimizing waste of water and financial hardship to the homeowner. 4. With radio readers the labor and time to read meters is reduced allowing the Town to migrate to quarterly readings without having to increase staff. 5. The ability to implement a fixed metering network for real time meter reading. <p>Project Manager: Michael Reghitto</p> <p>Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management</p>			



Estimated Costs		(attach additional information if available)	
Capital:	Cost	Comments	
<i>Equipment</i>	250,000		
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>			
Total Capital	250,000		

Estimated Cash Flow:	Capital	O&M
FY 2024	250,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Operating</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department: Water	Submitted/Prepared By: Michael Reghitto	Priority # 2
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Project Title/Description: Water Main Replacement and Design	
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Estimated Costs	Cost	Comments
Capital:		
Equipment	2,320,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	2,320,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	2,320,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Capital Stabilization	410,000	
Water Stabilization	601,007	
Federal Grant - ARPA	398,993	
Re-appropriation of Article 2, November 2019 ATM for Tech Park Tank Painting	410,000	
CPA		
Water Rate Increase	500,000	Rate increase 1/2 year - 1st yr
Total Available	2,320,000	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Town had a consultant create a capital efficiency plan (CEP) in 2019 to evaluate the condition of the Falmouth water mains. The plan identified 3 phases of work that would replace water mains in Town. Phase 1 and 2 of the CEP calls for spending roughly 3 million dollars annually replacing water mains over a 40 year period. This is the first year of implementing the CEP and would replace water mains on the following streets: Little Island Road, Edgewater Drive West to Rt. 28, and Point Road.

DESIGN
 Design for this water main replacement article is complete and ready for construction. Additional funding would allow for annual design of water mains to continue to implementing the CEP plan.

FUNDING
 Water rates would fund this project supplemented by free cash, area funds, article re-appropriation, and other funding sources as identified.

Project Manager: Michael Reghitto
Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management



Water M

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Water	Submitted/Prepared By:	Michael Reghitto
Project Title/Description:	Leak Detection	Priority #	3
Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
<i>Equipment</i>	120,000	FY24	
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>			
Total Capital	120,000		

Estimated Cash Flow:	Capital	O & M
FY 2024	120,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:

The Falmouth Water system consists of roughly 400 miles of water main. With a lot of old pipe in the system, dating back to the 1800's, along with water mains in close proximity to sea water, small leaks can happen that go unnoticed. Leak detection is a great way to find and repair water main leaks. In more recent years with droughts, conserving every drop of water is important. Finding small leaks and fixing them also protects the water system from any potential backflow or cross connection event.

Pricing estimates state that 100 miles of water main could be surveyed for \$120,000. The plan is to create a program where we survey a quarter of the water mains in town annually.

Project Manager: Michael Reghitto

Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management



CAPITAL IMPROVEMENT REQUEST FORM

Department:	Water	Submitted/Prepared By: Michael Reghitto	Priority # 4
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Project Title/Description:	Water Treatment Facility Upgrades		
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Estimated Costs (attach additional information if available)

Capital:	Cost	Comments
Equipment	150,000	FY24
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	150,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	150,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:

The Towns Water infrastructure is starting to age in certain locations. Small repairs and preventative measures can be taken to ensure longevity and quality drinking water for years to come. Those include:

1. Upgrade roadways that lead to the water facilities. Most roads are gravel or dirt that need to be upgraded or paved. This will ensure proper accessibility for tractor trailers that deliver chemicals and crane trucks that work on well equipment
2. Installation of new software, hardware, and engineering services that will prove better reliability to the facilities.
3. Pumps, motors and the Variable Frequency Drives (VFDs) at each of the wells, at the Upper Cape, at the Crooked Pond Water Treatment Plant, and at the Long Pond Water Treatment Plant need to be rebuilt or replaced in the near future. Replacement VFDs would have improved electronics and power monitoring capabilities and an increase in efficiency.
4. Well cleaning. Over time the specific yield of a well decreases and periodically each well needs to be taken off line and "cleaned".
5. Upgrade/replace building roofing, siding, and trim.
6. Equipment Storage trailer. The Water Division currently has a significant inventory of mobile equipment that is stored outside year round, and is exposed to the weather.

Project Manager: Michael Reghitto

Connection to Select Board Strategic Plan: VII. Water, Wastewater & Solid Waste Management

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By: Paul Dart	Priority # 1
Project Title/Description: New Fencing for East Falmouth Preschool Playground			
Project Description / Project Management / Connection to Select Board Strategic Plan:			
<p>Project Description: This request is for a new fence enclosing the preschool playground at East Falmouth. The area to be fenced in is approximately 54 ft by 240 ft. along the right side of the school. The quote was provided by Accurate Fence a local vendor. Two new preschool classes are scheduled to move to East Falmouth in September.</p> <p>Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Building Manager FHS, and Don Drew Head of Maintenance Lawrence School.</p> <p>Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."</p> <p>Project Timeline: Immediate</p>			

Estimated Costs Capital:	Cost	Comments
Equipment	25,000	
Maintenance		
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	25,000	Y

Estimated Cash Flow:	Capital	O&M
FY 2024	25,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By:	Paul Dart	Priority #	2
Project Title/Description: Mullen Hall and North Falmouth PA System Replacement					
Estimated Costs (attach additional information if available)					
Capital:	Cost	Comments			
Equipment					
Maintenance	105,600				
Planning/Study					
Design					
Construction					
Land Acquisition					
Other					
Contingency					
Total Capital	105,600				

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This request is for the upgrade of the PA systems at both Mullen Hall and North Falmouth Schools. The 2 proposals total \$105,600 and are based on a quotes provided by Norel Service Co. Inc

Mullen Hall system upgrade includes a new Rauland tele center critical Communication System. The proposal also includes (2) 24 port IP Gateways for two-way talk back in 48 classrooms, a new server, and PoE switch. The request also covers 12 new speakers in classrooms currently without them.

The north Falmouth proposal covers (6) new speakers in the hallways, (2) speaker horns in the gymnasium and (9) new speakers in classrooms and offices without any coverage.

Project Manager: Paul Dart- Assistant Director of Finance and Operations, Marcel Sanchez Building Manager FHS, and Don Drew Head of Maintenance Lawrence School.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: November- December 2023

Estimated Cash Flow:	Capital	O&M
FY 2024	105,600	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		

For Free Cash Articles- able to complete in 3 Years (Y/N)? Y

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By: Paul Dart	Priority # 3
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Project Title/Description: District Wide Floor Repairs and Replacement

Estimated Costs	(attach additional information if available)	
Capital:	Cost	Comments
Equipment		
Maintenance	300,000	
Planning/Study		
Design		
Construction		
Land Acquisition		
Other		
Contingency		
Total Capital	300,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	25,000	
FY 2025	275,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This request is for the removal and replacement of asbestos flooring where damaged, or as an alternative option, the covering over of the flooring with non-asbestos tiles. The schools involved include Morse Pond, Teaticket and North Falmouth. Because of the complexity in removing Asbestos tiles only certain areas within a given school can be done over the summer months at once, versus doing the entire school's flooring. The \$300,000 would be allocated to remove the tiles in the worst condition within 1 section of each of the buildings mentioned. For example a 12ft x 12ft hallway area of Morse Pond has broken exposed asbestos tiling. Cost estimates are \$25,000 for that one small area.

Project Manager: Paul Dart, Assistant Director of Finance and Operations, Marcel Sanchez Supervisor Building Maintenance FHS, Kevin Pimental, Head Custodian, Teaticket and Asbestos Abatement Specialist for the Falmouth School District.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: immediate -September 2024

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By:	Paul Dart	Priority #	4
Project Title/Description:	Purchase of New 7D Van				
Estimated Costs	(attach additional information if available)				
Capital:	Cost	Comments			
<i>Equipment</i>	90,000				
<i>Maintenance</i>					
<i>Planning/Study</i>					
<i>Design</i>					
<i>Construction</i>					
<i>Land Acquisition</i>					
<i>Other</i>					
<i>Contingency</i>					
Total Capital	90,000				
Estimated Cash Flow:	Capital	O&M			
FY 2024	90,000				
FY 2025					
FY 2026					
FY 2027					
FY 2028					
FY 2029					
FY 2030					
FY 2031					
FY 2032					
	For Free Cash Articles- able to complete in 3 Years (Y/N)?				
	Y				
O & M Costs:	One Time	Annual/Ongoing			
<i>Personnel</i>					
<i>Expense</i>					
<i>Other</i>					
Total O & M	0	0			
Available/Potential Funds:	Amount	Comment			
Department Articles to Re-appropriate					
Bond Proceeds Unspent					
<i>Federal Grant</i>					
<i>State Grant</i>					
<i>CPA</i>					
Total Available	0				
Project Description / Project Management / Connection to Select Board Strategic Plan:					
<p>Project Description: This request is for the purchase of (1) Ford Transit 7D Van. The van is \$86,783.14 per a quote from DeViva Bus Sales. These vans would replace (1) van currently in use and owned by the School Department: with mileage of 282,319. The van is used for SPED student transportation.</p> <p>Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Supervisor Building Maintenance FHS, Kevin Pimental, Head Custodian, Teaticket and Asbestos Abatement Specialist for the Falmouth School District.</p> <p>Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."</p> <p>Project Timeline: immediate</p>					

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By: Paul Dart	Priority # 5
Project Title/Description:	District Wide Security Cameras		
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
Equipment	162,000		
Maintenance			
Planning/Study			
Design			
Construction			
Land Acquisition			
Other			
Contingency			
Total Capital	162,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This request is for the continued addition of 86 new security cameras both indoors and outdoor to fill in gaps in coverage throughout the school district. The quote is from Stream-Sight Communications which has provided cameras throughout the district. The need is based on a security review of all the schools. The breakdown includes: (6) cameras for Lawrence, (25) for Mullen Hall, (23) Morse Pond, (12) at East Falmouth, (12) at Teaticket and (8) at North Falmouth

Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Supervisor Building Maintenance FHS, Kevin Pimental, Head Custodian, Teaticket and Asbestos Abatement Specialist for the Falmouth School District.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: immediate -September 2024

Estimated Cash Flow:	Capital	O&M
FY 2024	162,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		
O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By: Paul Dart	Priority # 6
Project Title/Description:	District Wide Door Replacements		
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
Equipment	60,000		
Maintenance			
Planning/Study			
Design			
Construction			
Land Acquisition			
Other			
Contingency			
Total Capital	60,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This request is for funds needed to replace doors damaged by wind, rain and ice. priority is given to East Falmouth, Mullen Hall and North Falmouth. Each door is between \$5,000-\$6,000 in cost.

Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Supervisor Building Maintenance FHS, Kevin Pimental, Head Custodian, Teaticket and Asbestos Abatement Specialist for the Falmouth School District.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: immediate -September 2024

Estimated Cash Flow:	Capital	O&M
FY 2024	60,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)?		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School	Submitted/Prepared By: Paul Dart	Priority # 9
Project Title/Description: Lawrence Cafeteria Roof Replacement			
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>	550,000		
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>			
<i>Contingency</i>			
Total Capital	550,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 This request is to replace the Cafeteria Roof at Lawrence School. The roof over time has buckled and warped and is currently pooling water. Roof needs to be removed down to plywood deck structure, reinsulated to current code and lead flashing replaced. Roof is currently leaking in several areas. Roof is currently over 25 years old. The roof area in need of replacement is approximately 12,052 sq. feet. Project Estimate is based on initial bid of contractor Gibson Roof. A 2nd estimate is in process. Pricing does not include disconnects, reconnects or extensions of HVAC and other mechanical items and vents.

Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Building Manager FHS, and Don Drew Head of Maintenance Lawrence School.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: July-September 2024

Estimated Cash Flow:		Capital	O&M
FY 2024			
FY 2025		550,000	
FY 2026			
FY 2027			
FY 2028			
FY 2029			
FY 2030			
FY 2031			
FY 2032			
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y			

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	School Department	Submitted/Prepared By: Paul Dart	Priority # 10
Project Title/Description:	Teaticket Exterior Painting		

Estimated Costs		(attach additional information if available)	
Capital:	Cost	Comments	
Equipment			
Maintenance	50,000	Exterior Painting	TT
Planning/Study			
Design			
Construction			
Land Acquisition			
Other			
Contingency			
Total Capital	50,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This request is for the exterior painting of the Teaticket Elementary School. Following the completion of the new roof and facade repairs project, painting is needed to complete exterior work. Significant rusting and chipping has built up around old uninvets and underside of roof overhangs.

Project Manager: Paul Dart Assistant Director of Finance and Operations, Marcel Sanchez Supervisor Building Maintenance FHS, Kevin Pimental, Head Custodian, Teaticket and Asbestos Abatement Specialist for the Falmouth School District.

Connection to Select Board Strategic Plan: The project falls within Section III of the Select Board Strategic Plan Priorities, "Continue collaboration with School Department to complete facility and efficiency upgrades."

Project Timeline: July - September 2024

Estimated Cash Flow:	Capital	O&M
FY 2024		
FY 2025	50,000	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
Personnel		
Expense		
Other		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent		
Federal Grant		
State Grant		
CPA		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Recreation	Submitted/Prepared By: Joe Olenick	Priority # 1
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Project Title/Description: Gus Canty Gym Floor Replacement

Estimated Costs	(attach additional information if available)	Comments
Capital:	Cost	
<i>Equipment</i>		
<i>Maintenance</i>		
<i>Planning/Study</i>		
<i>Design</i>		
<i>Construction</i>	239,250	Proposal
<i>Land Acquisition</i>		
<i>Other</i>		
<i>Contingency</i>	35,750	13%
Total Capital	275,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	275,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

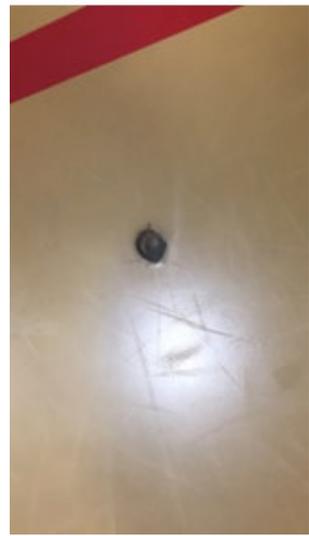
Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Gym Floor in the Gus Canty Community Building is very worn down. The roof has had water leaks over the years which prevented us from replacing the floor. Those leaks have been repaired. We returned the previous Capital Funds that were for the floor to be replaced. This request for \$275,000 is the new proposal due to increasing costs. It includes a 13% contingency. I do have a second proposal. I have included both in this request. We would like to move forward with this as soon as possible in FY 24.

Previous funding was approved and turned back until the roof leak was fixed. The previous funds were not expended.

Project Management: Joe Olenick Director of Recreation & Greg Endicott, Facilities Director

Select Board Strategic Plan: III. Financial and Economic Stability



CAPITAL IMPROVEMENT REQUEST FORM

Department:	Recreation	Submitted/Prepared By: Joe Olenick	Priority # 2
Project Title/Description:	Painting over Pickleball Lines at the Lawrence School and Swift Park Tennis Courts		
Estimated Costs (attach additional information if available)			
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>	80,000	Swift Park- \$36,159.00	
<i>Land Acquisition</i>		Lawrence School- \$43,357	
<i>Other</i>			
<i>Contingency</i>	8,000		
Total Capital	88,000		

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
The Town is looking to paint over the Pickleball lines at the Lawrence School and Swift Park Tennis Courts. This cost includes washing the courts for better paint adhesion and repainting the courts for Tennis and not including Pickleball lines. The Playground game, 4 Square will be painted on the single Pickleball Court at the Lawrence School with the Pickleball netting system removed and capped.

Project Management: Joe Olenick Director of Recreation & Town Manager and Assistant Town Manager

Select Board Strategic Plan: III. Financial and Economic Stability

Estimated Cash Flow:	Capital	O&M
FY 2024	88,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles - able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Recreation	Submitted/Prepared By: Joe Olenick	Priority # 6
Project Title/Description:	Lawrence School Tennis Courts Electronic Access Control		
Estimated Costs (attach additional information if available)	Cost	Comments	
<i>Equipment</i>	20,000		
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>	10,000		
<i>Land Acquisition</i>			
<i>Software</i>			
<i>Contingency</i>			
Total Capital	30,000		

Estimated Cash Flow:	Capital	O&M
FY 2024	30,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Y		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		-
<i>Expense</i>	TBD	
<i>Other</i>		
Total O & M	0	-

Available/Potential Funds:	Amount	Comment
<i>Donations</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	-	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: The Town would like to secure access to the Lawrence School Tennis Court access. This system would allow the Town to lock and unlock the gates to the courts on a daily basis with an automated, programmable electronic system. This requires running an electrical connection to the entrance for the courts. This will allow for wiring a time clock to control access to the location.

The cost estimate includes equipment and installation of the locking system and Eversources charges to bring power to the site.

Project Manager: Recreation Director Joe Olenick with support from Town Electrician

Connection to Select Board Strategic Plan: Plan for use, development or disposition of Town properties. This project expands a highly used Recreational facility to include older adults that do not have many options for recreation in Falmouth.

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Beaches	Submitted/Prepared By: Maggie Clayton	Priority # 1
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Project Title/Description: Beach Facilities Feasibility Study & Concept Plan

Estimated Costs	Cost	Comments
Capital:		
<i>Equipment</i>		
<i>Maintenance</i>		
<i>Planning/Study</i>	50,000	
<i>Design</i>		
<i>Construction</i>		
<i>Land Acquisition</i>		
<i>Software</i>		
<i>Contingency</i>		
Total Capital	50,000	

Estimated Cash Flow:	Capital	O&M
FY 2024	50,000	
FY 2025		
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? N/A		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
Department Articles to Re-appropriate		
Bond Proceeds Unspent InKind		
Federal Grant		
State Grant		
CPA		
Total Available	-	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description: This feasibility study will examine options for repairing or replacing the Beach Department structures at Old Silver Beach and Surf Drive. These structures currently contain restrooms, offices and food concessions. The existings facilities are not as attractive as we would like for them to be and there are some functional limitations as well. The Surf Drive bathhouse is subject to flooding during storm events which necessitates additional cleaning and maintenance. A working group comprised of staff members and a Beach Committee representative will identify options and work with a consulting architect to evaluate feasibility and costs. Options to be explored will include eliminating food concession buildings and leasing space for a food truck, relocating offices to an alternate site, replacing fixed structures with mobile units, and repairing existing structures. The consultant retained for this project will assist with evaluating the feasibility of options and prepare concept plans and cost estimates.

Project Manager: Peter Johnson-Staub

Connection to Select Board Strategic Plan:

V. Management of Coastal/Natural Resources & Infrastructure

--Develop a plan to prioritize and protect public infrastructure and to inform private development.

CAPITAL IMPROVEMENT REQUEST FORM

Department:	Beach	Submitted/Prepared By: Maggie Clayton	Priority # 2
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Project Title/Description:	Beach Profile Surveys		
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Estimated Costs	(attach additional information if available)		
Capital:	Cost	Comments	
<i>Equipment</i>			
<i>Maintenance</i>			
<i>Planning/Study</i>			
<i>Design</i>			
<i>Construction</i>			
<i>Land Acquisition</i>			
<i>Other</i>	17,000	bi-annual surveys	
<i>Contingency</i>			
Total Capital	17,000		

Estimated Cash Flow:	Capital	O&M
FY 2024	8,500	
FY 2025	8,500	
FY 2026		
FY 2027		
FY 2028		
FY 2029		
FY 2030		
FY 2031		
FY 2032		
For Free Cash Articles- able to complete in 3 Years (Y/N)? Yes		

O & M Costs:	One Time	Annual/Ongoing
<i>Personnel</i>		
<i>Expense</i>		
<i>Other</i>		
Total O & M	0	0

Available/Potential Funds:	Amount	Comment
<i>Department Articles to Re-appropriate</i>		
<i>Bond Proceeds Unspent</i>		
<i>Federal Grant</i>		
<i>State Grant</i>		
<i>CPA</i>		
Total Available	0	

Project Description / Project Management / Connection to Select Board Strategic Plan:

Project Description:
 The Beach Department is requesting \$15,850 for bi-annual beach survey profiles to be completed as recommended by the Beach Management Plan and the Conservation Commission Order of Conditions. The bi-annual beach profiles are important to determine which beaches are experiencing erosion/accretion and if so, at what rate.

The surveys would be conducted at the following beaches:
 Megansett (approx. 8 acres)
 Old Silver (approx. 17 acres)
 Chapequoit (approx. 33 acres)
 Woodneck (approx. 19 acres)
 Surf Drive (approx. 13 acres)
 Falmouth Heights (approx. 13 acres)
 Bristol (approx. 9 acres)
 Menauhant (approx. 12 acres)

Professional Unmanned Aircraft System (UAS) services would capture georeferenced images of the eight beaches in a multi-flight-based mission from an altitude of approx. 150-200 ft. under lunar low-tide conditions once in the spring and once in the fall, at \$7,500.00/task with an \$850 on-call flight if a post storm evaluation was to be needed separate from regularly scheduled flights.

The data prepared would provide the Beach Dept., Conservation Commission, and Engineering Dept. with data to inform beach nourishment practices. We have not fully spent our last funds, but could/will need more before November 2024 as the cost of 1 year of services increased from \$15,850 to \$17,000.

Project Manager:
 Jim McLoughlin/Maggie Clayton

Connection to Select Board Strategic Plan:
 Section V. Management of Coastal/Natural Resources & Infrastructure

ARTICLE 1 PURPOSE and AUTHORITY

240 - 1.1 Overview

240 - 1.1A Intent and Purpose

- (1) INTENT – This Zoning Bylaw is intended to give reasonable consideration to the character of Falmouth and the individual zoning districts and their suitability for particular uses with a view of providing direction to the land development policies and regulations of the Town.
- (2) PURPOSE – The purpose of this Bylaw is as follows:
- a. to protect the public health, safety, and welfare of the community;
 - b. to lessen congestion in the streets;
 - c. to secure safety from fire, flood, panic, and other dangers;
 - d. to prevent overcrowding of land;
 - e. to avoid undue concentration of population;
 - f. to encourage housing for persons of all income levels;
 - g. to facilitate the adequate provision of transportation, water supply, drainage, schools, parks, open space, and other public requirements;
 - h. to conserve the value of land and buildings, and to prevent blight;
 - i. to protect and enhance the conservation of natural resources and the environment;
 - j. to encourage appropriate use of land throughout Falmouth, including consideration of the recommendations of the Local Comprehensive Plan adopted by the Falmouth Planning Board and the Regional Policy Plan adopted by the Cape Cod Commission; and,
 - k. to preserve and increase amenities, pursuant to G.L. c. 40A, c. 40B and c. 41, as amended, and Article 89 of the Amendments to the Constitution.

240 - 1.1B Authority

This Bylaw is enacted under the authority of Article 89 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts and in accordance with G.L. c. 40A, as amended.

240 - 1.1C Applicability

This Bylaw is supplementary to other laws and bylaws affecting the use, height, and area of buildings and structures and the use of premises. Where this Bylaw or any portion thereof imposes a greater restriction than is imposed by other regulations, permits, easements, covenants, or other laws or bylaws, the provisions of this Bylaw shall control.

240 - 1.1D Amendments

~~(1) AMENDMENT PROCESS – No amendment to this Bylaw shall be made except by a two-thirds vote of Town Meeting 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.~~

(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.

- (2) **FILING FEE** – Any person filing a petition for an amendment to the Zoning Bylaws or Zoning Map shall pay the filing fee. The filing fee shall be published in the Rules and Regulations of the Planning Board and shall be equal to the cost of publication of the required public notice.
- (3) **REPETITIVE PETITION** – No proposed amendment which has been unfavorably acted upon by Town Meeting shall be considered by Town Meeting within 2 years after the date of the unfavorable action unless the adoption of that amendment is recommended in the final report of the Planning Board.
- (4) **ZONING MAP AMENDMENT NOTICE** – Amendments to any zoning district shown on the Official Zoning Map shall require that notice of the Planning Board public hearing required by G.L. c. 40A, § 5, be sent by mail, postage prepaid, to all parties in interest in accordance with G.L. c. 40A, § 11, when those amendments involve the rezoning of 10 or fewer parcels of land. When greater than 10 parcels of land are proposed for rezoning, notice shall be accomplished by publishing a map in the local newspaper with the public hearing notice required by G.L. c. 40A, § 5.
- (5) **EFFECTIVE DATE** – The effective date of an amendment to this Bylaw, subject to its approval by the Attorney General as required by G.L. c. 40, § 32, is the date on which the amendment was voted by Town Meeting.

240 – 1.1E Severability

The provisions of this Bylaw are severable and the invalidity of any provision or section shall not invalidate any other provision or section thereof.

ARTICLE 6 USE TABLES

240 – 6.1 Agricultural Districts (AGAA, AGA, AGB)

240 – 6.1A Districts

- (1) AGAA Agricultural AA
- (2) AGA Agricultural A
- (3) AGB Agricultural B

240 – 6.1B Use Table

N = Not allowed

Y = Allowed by-right

SP-Z = Zoning Board of Appeals Special Permit

SP-P = Planning Board Special Permit

Uses	Standards	AGAA	AGA	AGB
Residential Uses				
One-family detached house		Y	Y	Y
Community Service Uses				
Agricultural research institution		Y	Y	Y
Cemetery		Y	Y	Y
Child day-care center		Y	Y	Y
Group day-care home		Y	Y	Y
Library		Y	Y	Y
Museum		Y	Y	Y
Passenger station		Y	Y	Y
Religious institution	including a residence for the institution	Y	Y	Y
School		Y	Y	Y
Municipal Uses				
Beach		Y	Y	Y
Fire station		Y	Y	Y
Municipal recreation building		Y	Y	Y
Park and playground		Y	Y	Y
Town wharf and Town landing		Y	Y	Y
Water tower and reservoir		Y	Y	Y
Other Principal Uses				
Agriculture, horticulture, and floriculture, including farms, cranberry bogs, dairies, truck gardens, greenhouses, natural ice harvesting activities, and nurseries	Nurseries that are not “agricultural uses” as defined in G.L. c. 128, § 1A, shall be located on lots 2 acres or larger.	Y	Y	Y
Pier, float, and dock	shall be subject to approval by the Conservation Commission and Board of Selectmen as a common pier, float, or dock	Y	Y	Y

Uses	Standards	AGAA	AGA	AGB
Accessory Uses				
Accessory uses that are customarily incidental to any of the above listed use categories		Y	Y	Y
Boarders	1. maximum of 4 boarders allowed 2. dwelling unit shall be a single-family dwelling with a family resident on the premise	Y	Y	Y
Home occupation	(See § 240-9.5)	Y	Y	Y
Portable woodworking mill		Y	Y	Y
Roadside stand	principally for the sale of products of the land of the owner of the premises unless otherwise preempted by G.L. c. 40A, § 3	Y	Y	Y
Television or radio antenna	not exceeding 50 feet above ground level	Y	Y	Y
Special Permit Uses				
<u>Accessory Apartment – Attached</u>		<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Accessory Apartment – Detached</u>		<u>SP-Z</u>	<u>SP-Z</u>	<u>SP-Z</u>
<u>Accessory apartment</u>	<p>1.—Purposes: The intent 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 senior citizens; and promote more economic and energy efficient use of the town’s housing supply; this is meant all to maintain the appearance and character of the town’s single-family neighborhoods.</p> <p>2.—Definition: Accessory Apartment:.. Notwithstanding Sections 240-11.2B(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.</p> <p>3.—Requirements:</p> <p>a) Only one accessory apartment shall be allowed per lot.</p> <p>b) The lot size shall be no less than 7500 square feet (7,000 square feet minimum in sewer service areas).</p> <p>c) 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.</p> <p>d) Either the principal dwelling or accessory apartment may be rented, but not both. The owner-occupied dwelling cannot be rented while the owner is absent. Rental periods shall be not less than 6 months and weekly/monthly rentals (“summer rentals” so called) are expressly prohibited. Neither the principal building nor accessory apartment shall be used as commercial accommodations at any time.</p> <p>e) The accessory apartment shall have not 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 first floor; ¾</p>	<u>SP-P</u>	<u>SP-P</u>	<u>SP-P</u>

Uses	Standards	AGAA	AGA	AGB
	<p>story (gambrel), 90% of first floor; 2nd floor colonial, 100% of first floor; 3rd story colonial, 100% of first floor.</p> <p>f) The footprint of a new detached accessory dwelling unit cannot exceed that of the principal dwelling.</p> <p>g) An existing dwelling in excess of 4 bedrooms may convert 2 of the existing bedrooms into one accessory unit.</p> <p>h) 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.</p> <p>i) Whether allowed as of right or by special permit, for accessory apartments located on lots subject to the provisions of the Water Resource Protection Overlay District or 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 of 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.</p> <p>j) Owners of properties in a Coastal Pond Overlay District that want to increase the number of bedrooms beyond the density outlined in Subsection 3i) above can only do so provided that:</p> <p>i. 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</p> <p>ii. An on-site septic system with enhanced nitrogen removal approved by the Board of Health is installed on the property.</p> <p>4. Design Standards</p> <p>Accessory apartments, whether a part of new construction, reconstruction, alteration, or change to a single family residence or accessory structure (attached) thereto, shall maintain the following standards:</p> <p>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.</p> <p>b) The architectural effect, as the result of the accessory apartment being constructed as a detached accessory structure incidental to a single-family structure and in the same character and period of architecture as the primary resident.</p> <p>c) Parking for the accessory apartment shall be provided on site</p> <p>5. Procedures</p> <p>a) Accessory Apartment constructed within an existing single family dwelling or an existing accessory structure attached thereto: Prior to the issuance of a building permit for an accessory apartment constructed within a single family dwelling or accessory structure attached thereto, 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 section of the Use Table. The application for Site Plan Review shall include the information contained in § 240-12.2D(3) unless waived by the Planning Board.</p> <p>b) 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, an accessory apartment built within, or as, an accessory structure, not attached to a single family dwelling, shall require a special permit from the Zoning Board of Appeals. In addition to the</p>			

Uses	Standards	AGAA	AGA	AGB
	<p>design standards, requirements, and purposes of this accessory apartment section of the Use Tables, the Zoning Board of Appeals shall take into account the standards found in § 240-12.1E.</p> <p>6.—Monitoring 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 of 7 months and not otherwise rented as set forth in section 3.c(b) above. 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.</p> <p>7.—Enforcement 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 the notice. Failing compliance, the property shall be restored to single family dwelling status within 90 days of the failure determination, and shall comply with all State Building Code requirements and other local regulations or bylaws.</p>			
Accessory use	<p>Only the following uses are included in this category.</p> <ol style="list-style-type: none"> 1. outside parking of commercially registered vehicle exceeding a gross vehicle weight of more than 13,000 pounds; 2. garage space for more than two cars if: <ol style="list-style-type: none"> a) the lot is 30,000 square feet or less; or b) the footprint of the garage is more than 900 square feet, or 50% of the footprint of the principal structure, whichever is less; 3. home occupation (See § 240-9.5 for special permit requirements for home occupations); 4. motor home, travel trailer, or fifth-wheel trailer, not located within the minimum front, side, or rear yard setback requirements; 5. outside parking of more than one commercial light panel, delivery, or pickup truck, school bus, or tow truck; 6. temporary parking of school buses for 2 hours or less per day shall not require the issuance of special permit; 7. scientific research (See § 240-5.1E) 	SP-Z	SP-Z	SP-Z
Airport or landing strip or pad		SP-Z	SP-Z	SP-Z
Boat Storage	<p>As a commercial operation under the following standards, in addition to the requirements of § 240-12.1:</p> <ol style="list-style-type: none"> 1. The lot shall be a minimum of 2 acres. 2. The side and rear yard setbacks shall be a minimum of 50 feet. Lesser setbacks with a minimum of 30 feet may be allowed when a combination of landscaping and natural features provide visual screening as necessary and in proportion to the need to buffer from adjacent land uses. All allowed structures, fencing, and walls shall meet these setback standards. The dimensional requirements of ARTICLE 11, shall otherwise apply. 	SP-Z	SP-Z	SP-Z

Uses	Standards	AGAA	AGA	AGB
	<ol style="list-style-type: none"> 3. Sailboats shall be demasted and no boat on its cradle or other support system shall be higher than 18 feet at any point. 4. No structure or signs other than security fencing, one security dwelling which meets all other requirements of these districts, and boat supports shall be allowed. Stacking of boats higher than 18 feet shall be prohibited. 5. No activity such as cleaning, waxing, repairs, or painting shall be allowed. All activities shall be approved by the Board of Appeals. 6. The proposed site shall not be located within developed or established neighborhoods. The proposed site shall have a common boundary of not less than 20 feet with an industrial or commercial use (a home occupation does not apply) nor be located directly across the street from the same so that if property lines were extended across the street, at least 20 feet of street center line would be common boundary. 7. This special permit shall not apply to property within the Watershed Resource Protection Overlay District. 			
Commercial accommodation	(See § 240-9.4)	SP-Z	SP-Z	SP-Z
Commercial nursery	<p>For a property where any portion of that property is currently in agricultural use for commercial nursery operations, a special permit may be granted to the owner to devote all or a portion of the lot(s) for storage of equipment and supplies, fabrication of subassemblies, and parking of wheeled equipment subject to the following findings and conditions.</p> <ol style="list-style-type: none"> 1. The property shall not be located in the Water Resource Protection Overlay District. 2. These uses had previously been accessory to the commercial nursery operations. 3. The existing structures, parking, and storage areas, and other physical characteristics of the lot(s), are suitable for the proposed uses. 4. The lot(s) shall contain a minimum of 5 acres. 5. The front yard setback shall be a minimum of 75 feet and side yard and rear yard setbacks shall be a minimum of 50 feet, unless the Planning Board finds that a lesser existing setback is adequate to provide sufficient screening and buffer from the street or adjacent properties taking into account existing and potential land uses in the neighborhood. 6. The Planning Board shall determine that the activities, including traffic between the subject premises and an arterial roadway such as Route 28, Route 151, Thomas B. Landers Road, Sandwich Road, Old Barnstable Road, or Blacksmith Shop Road, will have no adverse impacts on a neighborhood predominantly residential in character, and that the construction, width, and grades of the adjacent street and any other street providing access between the subject premises and an arterial roadway shall be sufficient for safe travel to and from the site by the vehicles to be stored. 7. The Planning Board shall specify hours of operation, the type and number of vehicles, and the equipment or supplies to be stored. 8. Any extension, alteration, or change to the activities approved under this section shall only be allowed by the Planning Board, applying the requirements and standards of § 240-12.1 (special permit). Any such change, alteration, or extension shall not be substantially more detrimental to the neighborhood than the existing activities. 9. All reference to "lot(s)" in this section shall mean contiguous lots when more than one lot is considered. 	SP-P	SP-P	SP-P
Common driveway		SP-P	SP-P	SP-P
Contractor yard	<p>In addition to the requirements of § 240-12.1, the following requirements shall be met.</p> <ol style="list-style-type: none"> 1. The lot shall be a minimum of 5 acres in AGAA districts and 3 acres in AGA Districts. 	SP-P	SP-P	N

Uses	Standards	AGAA	AGA	AGB
	<ol style="list-style-type: none"> 2. The front yard setback shall be a minimum of 75 feet in the AGAA District and 50 feet in the AGA District. The side and rear yard setbacks shall be a minimum of 30 feet in all Agricultural Districts. The Planning Board may require greater setbacks where needed to provide sufficient screening and buffer from the street or adjacent properties. 3. No contractor yard shall be permitted in a Water Resource Protection Overlay District. 4. For AGAA Districts the lot shall not be located within 500 feet of a Single Residence District, within 500 feet of either an existing dwelling or a dwelling where construction had commenced as of April 1, 2000. For AGA Districts, the lot shall not be located within 300 feet of a Single Residence District or within 300 feet of either an existing dwelling or a dwelling where construction had commenced as of April 1, 2000, except a dwelling occupied by the owner or operator of the contractor yard or a designee. 5. No contractor yard shall be permitted unless the Planning Board shall determine that operation of the contractor's yard, including traffic between the contractor's yard and arterial roadways such as Route 28, Route 151, Thomas B. Landers Road, Sandwich Road, Old Barnstable Road, and Blacksmith Shop Road, will have no adverse impact on a neighborhood predominantly residential in character, and that the construction, width, and grades of the adjacent street and any other street providing access between the contractor's yard and any arterial roadway shall be sufficient for safe travel to and from the site by the vehicles to be stored. 6. The Planning Board shall specify hours of operation, the type and number of vehicles, equipment or supplies to be stored, what fabrication of subassemblies shall be allowed, if any, and what accessory activities, such as ordinary maintenance and minor repairs, shall be allowed. No activity such as major repair work, painting, or engine cleaning shall be allowed. 			
Golf course		SP-Z	SP-Z	SP-Z
Private club not conducted for profit		SP-Z	SP-Z	SP-Z
<u>Research and philanthropic institutions</u>		<u>SP-Z</u>	<u>SP-Z</u>	<u>SP-Z</u>
Television or radio antenna subject to G.L. c. 409A, § 3	Facilities exceeding 50 feet above ground level	SP-Z	SP-Z	SP-Z
Wind Energy System	subject to the requirements of § 240-9.8	SP-Z	SP-Z	N

240 – 6.2 Business Districts (B-1, B-2, B-3, BR)

2

40 – 6.2A Districts

- (1) B-1 Business 1
- (2) B-2 Business 2
- (3) B-3 Business 3
- (4) BR Business Redevelopment

240 – 6.2B Use Table

N = Not allowed

Y = Allowed by-right

SP-Z = Zoning Board of Appeals Special Permit

SP-P = Planning Board Special Permit

Uses	Standards	B-1	B-2	B-3	BR
Residential Uses					

Uses	Standards	B-1	B-2	B-3	BR
Single-family detached house		Y	Y	Y	Y
Semi-detached and two-family dwelling		Y	Y	Y	Y
Three-family dwelling	See the Special Permit section of this Business Use Table below for more information on multifamily use allowed by special permit	N	N	N	Y
Public or nonprofit housing for the elderly		Y	Y	Y	N
Community Service Uses					
Cemetery		Y	Y	Y	Y
Educational institution		Y	Y	Y	Y
Hospital		Y	Y	Y	N
Library		Y	Y	Y	Y
Museum		Y	Y	Y	Y
Philanthropic institution		Y	Y	Y	Y
Religious institution	including a residence for the institution	Y	Y	Y	Y
Research institution		Y	Y	Y	Y
Sanitorium		Y	Y	Y	N
School		Y	Y	Y	Y
Mixed-Use					
Multiple Uses	For any property in the B-1, B-2, and B-3 Districts on which exists a special permit use, any additional use proposed for that property, including a use allowed in the zoning district as a matter of right, shall be allowed with the issuance of a special permit by the Zoning Board of Appeals. The Board shall take into consideration the combined effects of each use on the property and determine whether such combination is in harmony with the general intent of this Bylaw, utilizing the criteria of Section 240-12.1, Article 13, Section 240-14.1 and Section 240-14.3. This section shall not be construed to prohibit any property owner from conducting an allowed use by right in the zoning district provided that any existing use approved by special permit on the same lot is abandoned. Any additional use for which a special permit is required shall be subject to the standards in this section with respect to the review of the combined effects of each use on the property.	SP-Z	SP-Z	SP-Z	N
Residential and Commercial mixed-use	1. Any combination of community service, business, and commercial uses permitted by right or by special permit, together with one or two dwelling units.	Y	Y	Y	Y
	2. Any combination of community service, business, and commercial uses permitted by right or by special	SP-Z	SP-Z	SP-Z	Y

Uses	Standards	B-1	B-2	B-3	BR
	<p>permit, together with multifamily use with density not to exceed 6 dwelling units per acre.</p> <p><u>2.3. 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</u></p> <p>In the BR District, a Planning Board special permit is required for any new mixed-use development with a proposed gross floor area of 10,000 square feet or more.</p> <p>For mixed-use development under 2. above, all business, commercial, or community service uses must be located within the first story space in any mixed-use structure sited within 100 feet of the street frontage.</p> <p>For any mixed-use development with multifamily uses that requires a Zoning Board of Appeals special permit, the Board must find that the public good will be served; that the business zoned area will not be adversely affected; and that the uses permitted in the zone will not be noxious to a multifamily use.</p> <p>A Zoning Board of Appeals special permit is required for any change, alteration, modification, or addition to an existing commercial or business shopping center that would result in a building with a gross floor area of 10,000 square feet or more, including existing or proposed dwelling units.</p> <p>Mixed-use development with density up to 20 units per 40,000 square feet of upland may be allowed through Site Plan Review, without a special permit, in the Mixed Residential Commercial Overlay District (§240-7.5D).</p>	N	N	N	SP-Z
Municipal Uses					
Municipal Uses	All municipal uses including an armory, fire and police station, government administrative office, park, playground, recreation building, town beach, town forest, town wharf and landing, water tower and reservoir.	Y	Y	Y	Y
Business and Commercial Uses					

Uses	Standards	B-1	B-2	B-3	BR
Arts and crafts	Continuous production is prohibited in all Business Districts where this use is allowed by right.	Y	Y	Y	N
Bank		Y	Y	Y	Y
Business or professional office		Y	Y	Y	Y
Computer center		Y	Y	Y	Y
Medical clinic		Y	Y	Y	Y
Passenger station		Y	Y	Y	N
Personal and household services	Allowed in the B-3 and BR Districts only if each establishment occupies not more than 4,000 square feet of gross floor area.	Y	Y	Y	Y
Restaurant, or other place for food service.	(See the Special Permit section of this Business Use Table below for more information on restaurants allowed by special permit)				
a. Class I		Y	Y	Y	Y
b. Class II		N	Y	Y	Y
c. Class III		N	Y	N	SP-ZN
d. Class IV		N	YN	N	N
Retail sales not more specifically listed	Allowed in the B-3 District if each establishment occupies not more than 4,000 square feet of gross floor area.	Y	Y	Y	Y
Other Permitted Uses					
Agriculture, Horticulture, and Floriculture	including farms, cranberry bogs, dairies, truck gardens, greenhouses, and natural ice harvesting activities	Y	Y	Y	Y
Marina	1. including landings and wharves for party boats; renting of rowboats, sailboats, motorboats, and fishing tackle; retail sale of fish bait; marine railways; boatbuilding, repairs, and storage 2. party boats not to exceed 33 feet in length at the water line	Y	Y	Y	N
Accessory Uses					
Accessory uses that are customarily incidental to any of the uses listed above in the Business District Table of Uses	1. Outdoor display or storage of goods and merchandise for sale shall be permitted in the BR District to the rear of the front yard setback line only where the display or storage is wholly incidental and secondary to a primary use conducted within the permanent structure on the lot. 2. No display or storage may occur in delineated parking spaces, traffic lanes, crosswalks, sidewalks, and front yards, except in the B-1 District, where the reference to sidewalks means town sidewalks.	Y	Y	Y	Y
Home Occupation	(See § 240-9.5)	Y	Y	Y	N
Portable Woodworking Mill		Y	Y	Y	N

Uses	Standards	B-1	B-2	B-3	BR
Taking of Boarders	1. shall be a maximum of 4 borders; 2. shall be in a single-family dwelling with a family resident on the premise.	Y	Y	Y	N
Television or radio antenna	not exceeding 50 feet above ground level	Y	Y	Y	N
Special Permit Uses					
Airport, landing strip or pad		SP-Z	SP-Z	SP-Z	N
Blacksmith, builder, carpenter, mason, plumber, roofer, tinsmith, and similar trades person's office, workshop, yard, or building	The Board of Appeals may approve uses in specific instances where it finds them to be compatible with the uses mentioned in the column to the left.	SP-Z	SP-Z	N	N
Commercial accommodations	(See § 240-9.4)	SP-Z	SP-Z	SP-Z	SP-Z
Commercial or business shopping center - existing	any change, alteration, modification, or addition to an existing commercial or business shopping center that would result in a building with a gross floor area of 10,000 square feet or more.	SP-Z	SP-Z	SP-Z	SP-Z
Commercial or business shopping center – new	if the proposed shopping center has a gross floor area of 7,000 square feet or more, and doesn't include residential uses.	SP-P	SP-P	SP-P	SP-P
Common driveway		SP-P	SP-P	SP-P	N
Conversion of a dwelling unit	May be converted to not more than 4 dwelling units if: 1. the dwelling was in existence as of January 1, 1980; 2. there is no material change to the exterior of the existing building; and 3. the Board of Appeals determines that the size of the dwelling and the lot are suitable for remodeling	SP-Z	SP-Z	SP-Z	N
Docking of commercial passenger or freight vessels	Including party boats exceeding 33 feet at the waterline	SP-Z	SP-Z	SP-Z	N
Funeral home		SP-Z	SP-Z	SP-Z	N
Marijuana treatment center	(See § 240-9.6)	N	SP-P	N	N
Motor vehicle repair when not ancillary to motor vehicle sales		N	SP-Z	N	N
Motor vehicle service station		SP-Z	SP-Z	N	SP-Z
Motor vehicle sales or rental with or without ancillary service facilities		SP-Z	SP-Z	N	N
Multifamily use	The Board of Appeals shall find that: 1. The public good will be served. 2. The business zoned area will not be adversely affected. 3. The uses permitted in the zoning district will not be noxious to a multifamily use.	SP-Z	SP-Z	SP-Z	SP-Z

Uses	Standards	B-1	B-2	B-3	BR
	4. The density of any approved proposal will not exceed 6 units per acre. and 5. In the BR District the density of any approved proposal will not exceed 8 units per acre. (See § 240-11.6C)				
Nursing home		N	SP-Z	N	SP-Z
Outdoor display or storage of goods and merchandise for sale	Excludes similar uses as permitted in the Accessory Uses category in § 240-6.2 above. Standards listed in that category shall be considered by the Board of Appeals as well as the standards in § 240 – 5.1E.	SP-Z	SP-Z	SP-Z	SP-Z
Parking facility	In the B-3 District, the Board of Appeals may approve a special permit for parking facilities where a fee is charged (See § 240-9.3A) and where the facility serves uses in the Marine District. Parking facilities serving the Marine District shall be located within 500 feet of a Marine District.	SP-Z	SP-Z	SP-Z	N
Private club not conducted for profit		SP-Z	SP-Z	SP-Z	N
Recreation centers including theaters, motion-picture shows, bowling alleys, and skating rinks	not including billiard rooms and similar commercial amusement places with automated amusement devices	SP-Z	SP-Z	N	N
RDNA technology (genetic engineering) to be employed in production and research	The Board of Appeals shall find that: 1. the site is suitable; and 2. it has received a receipt of acceptable referral from the Board of Health and the Hazardous Materials Coordinator. This amendment to the Zoning Bylaw shall not take effect until a Board of Health regulation outlining control and procedures for using RDNA materials has been promulgated.	N	SP-Z	N	N
Restaurant, or other place for the serving of food. a. Class II b. Class III c. Class IV	Class IV restaurants, regardless of gross floor area, are subject to § 240-12.1H., Multiple Review. (See the Business and Commercial Uses section of this Business Use Table above for more information on restaurants allowed by right)	SP-Z N N	N N SP-Z	N SP-Z N	N SP-Z N
Restaurant, Fast Food		N	SP-Z	N	N
Scientific research	The following provisions shall apply: 1. The applicant for a building permit or occupancy permit shall demonstrate to the Building Commissioner and the Board of Health on an annual basis that all federal, state, and town licenses, permits, and standards for the handling, use, storage, and disposal of any regulated materials have been obtained or met. 2. The production of related materials for the furtherance of the research may be accessory to the scientific research. 3. The production shall be clearly accessory to the primary scientific research activity. 4. Production shall not exceed 25% of the interior floor space or 6,000 square feet, whichever is less. 5. Production shall not involve more than 25% of the employees.	SP-Z	SP-Z	SP-Z	N

Uses	Standards	B-1	B-2	B-3	BR
6. Production shall not produce any noxious odors or excessive noise, that is detectable on abutting properties.					
Recreation centers including automated billiard rooms and similar commercial amusement places	The following provisions shall apply. 1. The activities proposed must be contained within the principal structure on the site. 2. No portion of the structure to be utilized may be within 200 feet of a single-family residential dwelling. 3. No alcohol may be sold or consumed within the recreational activity area defined by the Zoning Board of Appeals on the approved plans. 4. The special permit shall include a condition that no one under the age of 16 may utilize the facilities during school hours unless accompanied by a parent.	SP-Z	SP-Z	SP-Z	N
Stable		SP-Z	SP-Z	N	N
Television or radio antenna.	Facilities exceeding 50 feet above ground level	SP-Z	SP-Z	SP-Z	N
Wind Energy Systems	subject to the requirements of § 240-9.8	N	SP-Z	N	N

240 – 6.3 Industrial Districts (LI-A, LI-B, LI-C)

240 – 6.3A Districts

- (1) LI-A Light Industrial A
- (2) LI-B Light Industrial B
- (3) LI-C Light Industrial C

240 – 6.3B Use Table

N = Not allowed
 SP-Z = Zoning Board of Appeals Special Permit
 Y = Allowed by-right
 SP-P = Planning Board Special Permit

Uses	Standards	LI-A	LI-B	LI-C
Residential Uses (Also see Special Permit Uses Section below.)				
Residential Uses		N	N	N
Community Service Uses				
Cemetery		Y	Y	N
Education, Research, & Philanthropic Institution		Y	Y	N
Hospital		Y	Y	N
Library		Y	Y	N
Museum		Y	Y	N
Religious institution	including a residence for the institution	Y	Y	Y
Sanitorium		Y	Y	N
School		Y	Y	N

Uses	Standards	LI-A	LI-B	LI-C
Municipal Uses				
Municipal uses	all municipal uses including an armory, fire and police station, town beach, government administrative office, park and playground, recreation building, town forest, town wharf and landing, water tower, reservoir	Y	Y	Y
Business, Commercial, and Industrial Uses				
Arts & Crafts		Y	Y	N
Bank		Y	Y	N
Business or Professional Office		Y	Y	N
Computer Center		Y	Y	N
Contractor Yard	See "Special Permit Uses" Section below for contractor yard in the LI-A and LI-B Districts	N	N	Y
Converting, Fabricating, Manufacturing, Altering, Finishing, or Assembling	<ol style="list-style-type: none"> In the LI-A and LI-B District, not more than one person shall be employed for each 35 square feet of floor area. In the LI-A District, not more than 10,000 square feet of floor area shall be devoted to the use. In the LI-B District, the building coverage shall not exceed 35% and as the coverage may otherwise be restricted by § 240 -11.6. Boatyards and buildings located thereon and electronic plants and buildings located in the LI-A District shall be exempt from the provisions in this section. 	Y	Y	N
Medical Clinic		Y	Y	N
Passenger station		Y	Y	N
Personal & Household Service		Y	Y	N
Research and Development		Y	Y	N
Restaurant, or other place for the serving of food, except fast-food restaurant.	For a Class I or II restaurant in the LI-C District, the Board of Appeals shall allow operation of the restaurant only during breakfast and lunch hours.			
a. Class I		Y	Y	SP-Z
b. Class II		Y	Y	SP-Z
c. Class III		Y	SP-Z	N
d. Class IV		N	N	N
Retail Sales, unless more specifically regulated herein		Y	Y	N
Roadside stand		N	Y	N
Solar Voltaic Array, Ground-mounted		N	Y	Y
Warehousing and storage building		N	N	Y
Wholesale (to the trades) supply		N	N	Y
Other Permitted Uses				
Agriculture, Horticulture, and Floriculture,	including farms, cranberry bogs, dairies, truck gardens, greenhouses, and natural ice harvesting activities	Y	Y	N

Uses	Standards	LI-A	LI-B	LI-C
Marina, including landing and wharf for party boats; renting of rowboats, sailboats, motor boats and fishing tackle; retail sale of fish bait; marine railway; and boatbuilding, repair and storage	Party boats shall not exceed 33 feet in length at the water line.	Y	N	N
Scientific research	<ol style="list-style-type: none"> 1. Research shall not involve genetic engineering. 2. The applicant for a building or occupancy permit shall demonstrate to the Building Commissioner and Board of Health on an annual basis that all federal, state, and town licenses, permits, and standards for the handling, use, storage, and disposal of any regulated materials have been obtained or met. 3. Research shall not produce any toxic or hazardous wastes as a byproduct. 4. There may be, accessory to the scientific research, the production of related materials for the furtherance of the research. Production shall be clearly accessory to the primary scientific research activity; shall not involve the outside storage of materials; and shall not produce any noxious odors or excessive noise, such as to be detectable on abutting properties. 	Y	Y	N
Accessory Uses (Also see Special Permit Uses Section below)				
Accessory uses that are customarily incidental to permitted uses, including outside storage		Y	Y	N
Fabrication of subassemblies associated with a contractor trade		N	N	Y
Home occupation	(See § 240 – 9.5)	Y	N	N
Portable woodworking mill		Y	N	N
Solar Voltaic Array, Ground-mounted		N	Y	N
Support office facility		N	N	Y
Taking of boarders	<ol style="list-style-type: none"> 1. There shall be a maximum of 4 borders. 2. The dwelling unit shall be a single-family dwelling with a family resident on the premise. 	Y	N	N
Television or radio antennae	Facilities not exceeding 50 feet above ground level	Y	Y	Y
Special Permit Uses				
Accessory use	<ol style="list-style-type: none"> 1. a home occupation 2. one dwelling unit if accessory to a permitted use and if for security purposes; 3. garage space for more than 2 cars. 	SP-Z SP-Z N	N N SP-Z	N N N
Airport or landing strip or pad		SP-Z	SP-Z	N
Any Business or Commercial Shopping Center	Any business or commercial shopping center that has a proposed gross floor area of 10,000 square feet or more in size.	SP-Z	SP-Z	N

Uses	Standards	LI-A	LI-B	LI-C
Blacksmith, builder, carpenter, mason, plumber, roofer, tinsmith, or a similar tradesperson's office, workshop, yard, or building	The Board of Appeals may, in specific instances, approve other uses where it finds them to be compatible with the uses mentioned.	SP-Z	SP-Z	N
Commercial accommodation	(See § 240-9.4)	SP-Z	N	N
Common driveway		SP-P	SP-P	N
Contractor yard		SP-Z	SP-Z	Y
Docking of commercial passenger, freight vessel, or party boat exceeding 33 feet at the waterline		SP-Z	N	N
Funeral home		SP-Z	SP-Z	N
Lumber, fuel, feed, or ice establishment		SP-Z	SP-Z	N
Multiple uses	For any property in the B-1, B-2, and B-3 Districts on which exists a special permit use, any additional use proposed for that property, including a use allowed in the zoning district as a matter of right, shall be allowed with the issuance of a special permit by the Zoning Board of Appeals. The Board shall take into consideration the combined effects of each use on the property and determine whether such combination is in harmony with the general intent of this Bylaw, utilizing the criteria of Section 240-12.1, Article 13, Section 240-14.1 and Section 240-14.3. This section shall not be construed to prohibit any property owner from conducting an allowed use by right in the zoning district provided that any existing use approved by special permit on the same lot is abandoned. Any additional use for which a special permit is required shall be subject to the standards in this section with respect to the review of the combined effects of each use on the property.	SP-Z	N	N
Private club not conducted for profit		SP-Z	SP-Z	N
Television or radio antenna	Facilities exceeding 50 feet above ground level	SP-Z	SP-Z	SP-Z
Motor vehicle repair shop		SP-Z	SP-Z	N
Motor vehicle service station, motor vehicle sales including ancillary repair		SP-Z	N	N
Multifamily use	The Board of Appeals shall find that: <ol style="list-style-type: none"> 1. the public good will be served; 2. the industrial zoned area would not be adversely affected; 3. the uses permitted in the zone would not be noxious to a multifamily use; and 4. the density of any multifamily proposal approved by the Board of Appeals shall not exceed 6 units per acre. 	SP-Z	N	N
Parking facility	Facilities where fees are to be charged (See §240-9.3A.)	SP-Z	N	N

Uses	Standards	LI-A	LI-B	LI-C
RDNA Technology (genetic engineering) to be employed in production and research	The Board of Appeals shall find that: 1. the site is suitable; and 2. it has received a receipt of acceptable referral from the Board of Health and the Hazardous Materials Coordinator. This amendment to the Zoning Bylaw shall not take effect until a Board of Health regulation outlining control and procedures for using RDNA materials has been promulgated.	N	SP-Z	N
Restaurant	(See the listing for restaurants in the "Business, Commercial, and Industrial Uses" heading above.)			
Stable		SP-Z	N	N
Theater, cinema, bowling alley, and skating rink	This category shall not include billiard rooms and similar commercial amusement places with automated amusement devices	SP-Z	SP-Z	N
Waste Disposal	Waste Disposal include the following: 1. A handling facility where solid waste, noncompostable bulky wastes, commercial solid waste, recyclable material, asphalt pavement, brick and concrete, and construction and demolition waste is brought, sorted, temporarily stored or transferred from one vehicle or container to another vehicle or container for transport off site to a recycling or solid waste treatment, processing, or disposal facility. 2. Compostable materials, commercial organic material, and compostable bulky wastes, being brought to, and site and composted on, the site. And 3. Materials, equipment, or vehicles used in connection with waste disposal being stored, parked, serviced, or d maintained at the site. The following requirements shall apply in addition to the requirements of § 12.1E, pertaining to the issuance of special permits. 1. The lot shall have a minimum lot area of 5 acres. 2. The waste disposal contractor use shall not be permitted in a Water Resource Protection District. 3. A site granted a special permit shall be subject to the requirements of the Massachusetts Department of Environmental Protection. 4. All terms used in in this Waste Disposal section shall have the meanings defined in all applicable Massachusetts Department of Environmental Protection regulations or any regulations successor thereto. and No special permit may be approved unless the applicant incorporates procedures and practices in accordance with all applicable Massachusetts Department of Environmental Protection regulations.	<u>SP-P</u>	<u>SP-P</u>	SP-P
Wind Energy System	Subject to the requirements of § 240- 9.8.	SP-P	SP-P	SP-P

240 – 6.4 Marine District

240 – 6.4A PURPOSE

The purpose of the Marine District is to preserve and protect uses which are dependent on access to marine and tidal waters in accordance with the goals and policies of the Federal Coastal Zone Management Act, the Massachusetts Coastal Zone Management Program, and the Local Comprehensive Plan of the Town of Falmouth. Uses which are not directly dependent on access to marine and tidal waters will only be allowed if they are supportive of the principal use and are approved by special permit.

240 – 6.4B Use Table

N = Not allowed

Y = Allowed by-right

SP-Z = Zoning Board of Appeals Special Permit

SP-P = Planning Board Special Permit

Uses	Standards	Marine District
Residential Uses (Also see Accessory Uses Section below.)		
Residential use		N
Community Service Uses		
Museum, public		Y
Religious institution	including a residence for the institution	Y
Municipal Uses		
Beach		Y
Park and playground		Y
Recreation building or structure		Y
Town forest		Y
Town wharf and Town landing		Y
Business, Commercial, and Industrial Uses		
Marina and boatyard	Including: 1. moorings, landings, and wharves for recreational and commercial boats; 2. boat sales, brokerage, and rentals; 3. boatbuilding, repair, and storage; and 4. retail sales and service when principally marine related.	Y
Oceanographic, or marine related, scientific research, and equipment manufacture and testing		Y
Passenger station		Y
Accessory Uses		
The determination of principal and accessory uses shall include consideration for seasonal changes in marine businesses and the wide range of marine related items serviced and sold.		
Accessory uses	uses that are permitted by definition	Y
Boatbuilding	construction or manufacture of items related to or incidental to the operation associated with boatbuilding including glass fiber laminates, woodworking, and metal fabrication	Y
Dwelling unit	One dwelling unit shall be allowed on each parcel of land for the purpose of housing the owner or employee of a use allowed in the Business, Commercial, and Industrial category above	Y
Navigation aid		Y
Television or radio antennae	not to exceed 50 feet above ground level	Y
Special Permit Uses		
Business or professional office	Offices shall not use more than 50% of the floor area of structures on the property, or as limited by § 240-6.5C, "Special Permit Additional Standards" listed below.	SP-Z
Private Club	not conducted for profit	SP-Z

Uses	Standards	Marine District
Restaurants or other places serving food Class I Class II Class III Class IV	Restaurants shall not utilize more than 25% of the floor area of the structures on the property or as otherwise limited by § 240-6.5C, "Special Permit Additional Standards" listed below.	 SP-Z SP-Z N N
Retail sales and service	non-marine related sales and service as an activity separate from any permitted uses, provided that the use shall utilize not more than 50% of the floor area of structures on the property, or as otherwise limited by § 240-6.5C, "Special Permit Additional Standards" listed below	SP-Z
Television or radio antennae	Facilities exceeding 50 feet above ground level	SP-Z

240 - 6.5C SPECIAL PERMIT ADDITIONAL STANDARDS

- (1) The total floor area of non-marine related uses or structures shall not exceed 25% of the lot area and the resulting floor area of all uses or structures shall not exceed 50% of the total square footage of the lot.
- (2) The provision of public amenities (e.g. launching ramps, access to the waterfront, public fishing areas, and visual access to the water) shall be considered by the Zoning Board of Appeals as a condition of any special permit whenever there is no threat to the public health and safety or unreasonable liability to the property owner.
- (3) In no case shall non-marine related uses occupy more than 50% of the total floor area of the structures on the site.

240 – 6.5 Public Use District

240 – 6.5A USE TABLE

N = Not allowed

SP-Z = Zoning Board of Appeals Special Permit

Y = Allowed by-right

SP-P = Planning Board Special Permit

Uses	Standards	Public Use District
Residential Uses		
Single-family detached house		Y
Semi-detached and two-family dwelling		Y
Public or nonprofit housing for the elderly	(See § 240-11.6D)	Y
Community Service Uses		
Cemetery		Y
Child day-care center		Y
Education, research, & philanthropic institution		Y

Uses	Standards	Public Use District
Group day-care home		Y
Hospital		Y
Library		Y
Museum		Y
Religious Institution	including a residence for the institution	Y
Passenger station		Y
Sanitorium		Y
School		Y
Municipal Uses		
Municipal Uses	All municipal uses including an armory, fire or police station, government administrative office, park and playground, recreation building, town beach, town forest, town wharf or landing, water tower, or reservoir.	Y
Other Permitted Uses		
Agriculture, horticulture, and floriculture	if involving the raising and keeping of livestock other than for the private use of residents of the premises, only on parcels of 5 acres or larger	Y
Piers, floats, and docks	when approved by the Conservation Commission and Board of Selectmen as a common pier, float, or dock	Y
Accessory Uses		
Accessory use	uses that are incidental to uses listed above	Y
Access Drive	access drives to Business and Industrial Districts	Y
Boarder	the taking of 4 or fewer boarders within a single-family dwelling by a family residing on the premises	Y
Home occupation	(See § 240-9.5, for home occupations allowed by right)	Y
Science and technology research and development, including production	<p>Subject to the following provisions:</p> <ol style="list-style-type: none"> 1. by public or private institutions or companies, whether they are for profit or otherwise, but only if accessory to operations of a nonprofit educational institution or government agency; 2. the use to be on a lot or contiguous lots in common ownership containing a total of not less than 40 acres in the Public Use District; 3. production not to be located within 100 feet of any zoning district where residential uses are permitted; 4. the total floor area used for production not to exceed one-half percent (.50%) of the total lot area; 5. any production to be in compliance with § 240-13.1A; 6. any production to involve or to have been derived from research and development activities of the nonprofit educational institution or government agency; 7. Prior to the commencement of each new production activity, a written notice describing the production shall have been filed with the Falmouth Hazardous Waste Coordinator, the Falmouth Fire Chief and the Falmouth Board of Health. 	Y
Television or radio antennae	not to exceed 50 feet above ground level	Y
Special Permit Uses		
Accessory use – Garage Space	<p>A garage space for more than 2 spaces if:</p> <ol style="list-style-type: none"> 1. the lot is 30,000 square feet or less; or 2. the footprint of the garage is more than 900 square feet or 50% of the footprint of the principal structure, whichever is less 	SP-Z

Uses	Standards	Public Use District
Accessory use – Home Occupation	(See § 240-9.5, for home occupations that require a special permit)	SP-Z
Accessory use – Scientific research	(See § 240-5.1E)	SP-Z
Boat storage as a commercial operation	<p>The lot shall be a minimum of 2 acres.</p> <ol style="list-style-type: none"> 1. The side and rear yard setbacks shall be minimum of 50 feet; lesser setbacks to a minimum of 30 feet may be allowed when a combination of landscaping and natural features provide visual screening as necessary and in proportion to the need to buffer from adjacent land uses All allowed structures, fencing, and walls must meet these setback requirements. The dimensional requirements of ARTICLE 11 DIMENSIONAL REQUIREMENTS shall otherwise apply. 2. Sailboats shall be demasted and no boat on its cradle or other support system shall be higher than 18 feet at any point. 3. No structure or signs other than security fencing, one security dwelling which meets all other requirements of the District, and boat supports shall be allowed. 4. No activity such as cleaning, waxing, repairs, or painting shall be allowed and all activities shall be specifically approved by the Board of Appeals. 5. To assure that the proposed use shall not be located within developed or established residential neighborhoods, the proposed use shall have a common boundary of not less than 20 feet with an industrial or commercial use (a home occupation does not apply), or shall be located directly across the street from the same so that if property lines were extended across the street at least 20 feet of the street center line would be a common boundary. 6. This special permit shall not apply within the Watershed Protection Overlay District. 	SP-Z
Campground	including all incidental and accessory activities associated with campgrounds	SP-Z
Commercial Accommodation	(See § 240-9.4)	SP-Z
Commercial vehicle parking	<ol style="list-style-type: none"> 1. outside parking of more than one commercial light panel, delivery, pickup truck, school bus, or tow truck; 2. temporary parking of school buses for 2 hours or less per day shall not require a special permit; 3. any commercially registered vehicle with a gross vehicle weight of more than 13,000 pounds. 	SP-Z
Common driveway		SP-P
Conversion of a dwelling	an existing dwelling on a lot as of January 1, 1980, into not more than 4 units if the conversion involves no material change to the exterior of the dwelling, and if the Board of Appeals determines that the size of the dwelling and the lot are suitable for the conversion	SP-Z
Private Club	not conducted for profit	SP-Z
Recreational vehicle, motor home, travel trailer or fifth-wheel trailer	not be located within the minimum front, side, or rear yard setback requirements	SP-Z

Uses	Standards	Public Use District
Roadside stand	only for the sale of products of the land of the owner of the premises	SP-Z
Television or radio antennae subject to G.L. c. 409A, § 3	Facilities exceeding 50 feet above ground level	SP-Z
Wind Energy System	subject to the requirements of § 240-9.8.	SP-Z

240 – 6.6 Residence Districts (SR-AA, SR-A, SR-B, SR-C, GR)

240 – 6.6A Districts

(1) SR-AA	Single Residence AA	(4) SR-C	Single Residence C
(2) SR-A	Single Residence A	(5) GR	General Residence
(3) SR-B	Single Residence B		

240 – 6.6B Use Table

N = Not allowed
 SP-Z = Zoning Board of Appeals Special Permit
 Y = Allowed by-right
 SP-P = Planning Board Special Permit

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
Residential Uses						
Single-family detached house		Y	Y	Y	Y	Y
Semi-detached and two-family dwellings		N	N	N	N	Y
Community Service Uses						
Child day-care centers		Y	Y	Y	Y	Y
Group day-care facility		Y	Y	Y	Y	Y
Library, public		Y	Y	Y	Y	Y
Museum, public		Y	Y	Y	Y	Y
Passenger station		Y	Y	Y	Y	Y
Religious institution	including a residence for the institution	Y	Y	Y	Y	Y
School		Y	Y	Y	Y	Y
Municipal Uses						
Beach		Y	Y	Y	Y	Y
Fire station		Y	Y	Y	Y	Y
Municipal recreation building		Y	Y	Y	Y	Y
Park and playground		Y	Y	Y	Y	Y
Reservoir		Y	Y	Y	Y	Y
Town forest		Y	Y	Y	Y	Y
Town wharfs and landings		Y	Y	Y	Y	Y
Water tower		Y	Y	Y	Y	Y
Other Principal Uses						
Agriculture, Horticulture, and Floriculture	if involving the raising and keeping of livestock for other than private use of the residents of the premises, then only on parcels of 5 acres or larger	Y	Y	Y	Y	Y

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
Multi-family use	for 3 or more units, at least one of the units being affordable no more than three units if at least one unit is affordable.	N	N	N	N	Y
Piers, Floats, and Docks	with the approval by the Conservation Commission and the Board of Selectmen as a common pier, float, or dock	Y	Y	Y	Y	Y
Accessory Uses						
Accessory uses	accessory uses customarily incidental to any of the uses listed in § 240-6.6B.	Y	Y	Y	Y	Y
Home Occupation	(See § 240-9.5)	Y	Y	Y	Y	Y
Taking of Boarders	subject to: 1. a maximum of 4 boarders ; and 2. boarders are only allowed in a single-family dwelling with a family residing on the premises.	Y	Y	Y	Y	Y
Television or radio antennae.	not exceeding 50 feet above ground level	Y	Y	Y	Y	Y
Special Permit Uses						
Accessory Apartment – Attached		Y	Y	Y	Y	N
Accessory Apartment - Detached		SP-Z	SP-Z	SP-Z	SP-Z	N
Accessory Apartment	1.— Purpose: The purpose of the Accessory Apartment bylaw 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; allow for “Aging in Place” for senior citizens; and promote more economic and energy efficient use of the town’s housing supply, while maintaining the appearance and character of the town’s single family neighborhoods. 2.— Definition: Accessory Apartment— Sections 240-11.2B(2), and 240-11.5.B(2), notwithstanding, 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. 3.— Requirements a) Only one accessory apartment shall be allowed per lot. b) The lot size shall be no less than 7,500 square feet (7,000) square feet minimum in sewer service areas). c) 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. d) Either the principal dwelling or accessory apartment may be rented, but not both. The owner occupied dwelling cannot be rented while the owner is absent. Rental periods shall be not less than 6 months and weekly/monthly rentals (summer rentals so-called) are expressly prohibited. Neither the principal dwelling nor accessory apartment shall be used as commercial accommodations at any time. e) The accessory apartment shall have no more than 2 bedrooms and a maximum of 800 square feet of floor area, or 40 % of the floor area of the principal dwelling, whichever is less, as measured using the exterior side of the first floor outside wall Plus as follows: finished attic space, 50% of first floor; finished ½ story, 75% of first	SP-Z	SP-Z	SP-Z	SP-Z	N

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
	<p>floor; ¾ story, (gambrel), 90% of first floor; 2nd floor colonial, 100% of first floor' 3rd floor colonial, 100% of first floor.</p> <p>f) The footprint of a new detached accessory dwelling unit cannot exceed that of the principal dwelling.</p> <p>g) An existing dwelling in excess of 4 bedrooms may convert 2 of the existing bedrooms into one accessory unit.</p> <p>h) The total number of the bedrooms on the lot shall not exceed 4 when 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.</p> <p>i) Whether allowed as a matter of right or by special permit, for accessory apartments located on lots subject to the provisions of the Water Resource Protection Overlay or Coastal Pond Overlay Districts, the total number of bedrooms shall not exceed one per 10,000 square feet of lot area. Properties that preexist with a density of 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.</p> <p>j) Owners of properties in a Coastal Pond Overlay District that want to increase the number of bedrooms beyond the density outlined in Subsection 3.i above can only do so provided that:</p> <p style="padding-left: 40px;">i. 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</p> <p style="padding-left: 40px;">ii. An on-site septic system with enhanced nitrogen removal approved by the Board of Health is installed on the property.</p> <p>4.— Design Standards.</p> <p>Accessory apartments, whether a part of new construction, reconstruction, alteration, or change to a single family residence or an attached or detached accessory structure, shall maintain the following standards:</p> <p>a) The architectural effect, as a result of the accessory apartment being constructed within the principal dwelling or attached thereto, shall be that of a single family residence consistent in its exterior character.</p> <p>b) The architectural effect, as a result of the accessory apartment being constructed as a detached accessory structure, shall be that of a structure incidental to a single family residence and in the same character and period of architecture as a the primary residence.</p> <p>c) Parking for the accessory apartment shall be provided on site.</p> <p>5.— Procedures</p> <p>a) 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 for an accessory apartment constructed within a single family dwelling or accessory structure attached thereto a 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(3) unless waived by the Planning Board.</p> <p>b) 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, an accessory apartment built within or as an accessory structure, not attached to a single family dwelling, shall require a special permit from the Zoning Board of Appeals. 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.</p> <p>6.— Monitoring</p> <p>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</p>					

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
	<p>owner occupied for a period of 7 months and not otherwise rented as set forth in 3(b) above. 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 similar circumstance.</p> <p>7. Enforcement:</p> <p>Upon a written determination and notice to the property owner by the Building Commissioner that the property owner has failed to comply with these provisions, the property owner shall bring the accessory apartment into compliance within 90 days of the notice. Failing compliance, the property shall be restored to single family dwelling status within 90 days of said failure determination, in a manner that complies with all requirements of the State Building Code and any legal regulations or bylaws.</p>					
Accessory Uses	<p>The following accessory uses may be allowed by special permit:</p> <ol style="list-style-type: none"> 1. garage space for more than 2 cars in the GR District 2. garage space for more than 2 cars if, in the SR-AA, SR-A, SR-B or SR-C Districts only if: <ol style="list-style-type: none"> a) the lot is 30,000 square feet or less; or b) the footprint of the garage is more than 900 square feet or 50% of the footprint of the principal structure, whichever is less. 3. home occupation (See § 240-9.5 for special permit requirements) 4. scientific research (See § 240-5.1E) 5. outside parking of more than one commercial light panel, delivery, pickup truck, school bus, or tow truck 6. temporary parking of school buses for 2 hours or less per day shall not require a special permit 7. outside parking of a motor home, travel trailer, or fifth-wheel not located within the minimum front, side, or rear yard setback requirements 8. outside parking of a commercially registered vehicle with a gross vehicle weight of more than 13,000 pounds 	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Boat storage	<p>As a commercial operation under the following standards in addition to the requirements of § 240-12.1.</p> <ol style="list-style-type: none"> 1. The lot shall be a minimum of 2 acres. 2. The side and rear yard setbacks shall be a minimum of 50 feet. Lesser setbacks to a minimum of 30 feet may be allowed when a combination of landscaping and natural features provide visual screening as necessary and in proportion to the need to buffer from adjacent land uses. All allowed structures, fencing, and walls shall meet these setback standards. The dimensional requirements of ARTICLE 11 DIMENSIONAL REQUIREMENTS shall otherwise apply. 3. Sailboats shall be demasted, and no boat on its cradle or other support system shall be higher than 18 feet at any point. 4. No structure or signs, other than security fencing, one security dwelling which meets all other requirements of these zoning districts, and boat supports, shall be allowed. Stacking of boats higher than 18 feet shall be prohibited. 5. No activity such as cleaning, waxing, repairs, or painting shall be allowed. All activities must be specifically approved by the Board of Appeals. 6. To assure the proposed site will not be located within developed or established neighborhoods, the proposed site shall have a common boundary of not less than 20 feet with an industrial or commercial use (a home occupation does not apply) or be located directly across the street from the same so that if property lines were extended across the street, at least 20 feet of street center line would be common boundary. 7. This special permit is only for off-site boat storage associated with marinas and boatyards located within Falmouth's Marine Zoning District. 8. This special permit shall not apply to any property within the Watershed Protection Overlay District. 	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Commercial accommodations	see § 240-9.4.	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
Common driveway		SP-P	SP-P	SP-P	SP-P	SP-P
Conversion of a dwelling unit into multiple units	<ol style="list-style-type: none"> 1. May be converted into not more than 4 dwelling units in the GR District, if the Zoning Board of Appeals finds that: <ol style="list-style-type: none"> a) the lot was in existence as of January 1, 1980; b) there is no material change to the exterior of the existing dwelling, including architectural features; and c) the size of the dwelling and the lot are suitable for the remodeling. 2. May be converted into not more than 4 dwelling units in the SR-AA, SR-A, SR-B and SR-C Districts if the Zoning Board of Appeals finds that: <ol style="list-style-type: none"> a) the lot was in existence as of January 1, 1980; b) there is no material change to the exterior of the existing dwelling, including architectural features; c) the conversion will not increase the gross floor area of the dwelling as it existed on January 1, 1980; d) there are no additional bedrooms above the number in existence in the dwelling as of January 1, 1980; e) there are no home occupations or taking of boarders; and f) if the dwelling to be converted is located within the Water Resources Protection Overlay District or within a Coastal Pond Overlay District, the minimum lot size is 15,000 square feet for one additional dwelling unit; 20,000 square feet for 2 additional dwelling units; and 25,000 square feet for 3 additional dwelling units. 3. The Board of Appeals may grant the following exceptions in approving a special permit: <ol style="list-style-type: none"> a) Affordable units, as defined in Article 3, need not comply with the additional square footage requirements in subsection f) above as long as the minimum lot size is 15,000 square feet. b) Preexisting conversions performed without the benefit of a special permit under this section shall be exempt from the requirements of subsection (2)f above if an application to obtain a special permit under this section is received by the Board of Appeals within one year of the effective date of the bylaw and the special permit is subsequently approved. 	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Conversion of a single-family dwelling into office space	<p>A single-family dwelling in existence on the lot as of January 1, 1980 or portion thereof, may be converted into office space associated with the uses specified in subsections (4)a) through (4)f) below. Conversion into medical clinics or retail sales shall not be permitted. Conversions shall meet the following criteria:</p> <ol style="list-style-type: none"> 1. The dwelling shall be located within 500 feet of a business or industrial district. 2. The lot shall have frontage on the westerly side of Palmer Avenue south of Ter Heun Drive but north of the intersection of Palmer Avenue and North Main Street and have a minimum of 10,000 square feet. 3. Except as may be allowed by the Historic District Commission or required by the State Building Code, the conversion shall not involve material change to the exterior of the existing dwelling including architectural features. The conversion may not increase the gross floor area of the dwelling, as it existed on January 1, 1980. 4. The business office space shall only be associated with the following types of businesses: <ol style="list-style-type: none"> a) landscaping or landscape design b) construction and construction related trades c) educational d) research e) philanthropic institution f) other general services not more specifically listed 	N	N	N	N	SP-Z

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
	5. Vehicles parked on the premises shall not exceed 13,000 GVW and shall be restricted to side and rear yards. 6. No special permit shall be granted for the uses noted in (4)a) though f) which would, in the opinion of the Board of Appeals: a) negatively impact traffic flow or safety; b) negatively impact the visual character of the neighborhood or adjacent areas; or c) result in the modification of the existing dwelling that, under the requirements of § 240-14.1, requires more than 3 parking spaces.					
Hospital, Philanthropic Institution		SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Offices	Not to include medical clinics or retail sales where such use, including any required parking under § 240-14.1, is located: 1. Within 500 feet of a Business or Light Industrial District, and where the lot has frontage on Palmer Avenue except that portion between North Main Street and Main Street and that portion north of Jones Road along the westerly sideline or Locust Street; or 2. On the southerly side line of Jones Road, bounded by the easterly side line of Nursery Road and westerly side line of Gifford Street; or 3. On Water Street from Woods Hole Road to School Street. The Zoning Board of Appeals shall determine that the use and exterior appearance of the proposed structure with proposed landscaping shall be a suitable transition and/or buffer between	N	N	N	N	SP-Z

Uses	Standards	SR-AA	SR-A	SR-B	SR-C	GR
	<p>the Business or Light Industrial District and the abutting Residential or Agriculture District. No special permit shall be granted for the above-noted uses which in the opinion of the Board of Appeals would :</p> <ol style="list-style-type: none"> 1. Have a negative impact on traffic flow or safety as a result of the proposed use. 2. Have a negative impact on the visual character of the neighborhood or surrounding areas as a result of the proposed use. 3. Result in the construction of a new building, or modification of an existing building that, under the requirements of § 240-14.1, requires more than 13 parking spaces. <p>In granting the special permit the Zoning Board of Appeals shall consider the impact upon traffic flow of any proposed or existing curb cut, and shall encourage the joint use of access points, and shall attempt to minimize curb cuts onto Palmer Avenue, Locust street, and Jones Road.</p>					
Private clubs not conducted for profit		SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Research Institution		N	N	N	N	SP-Z
Roadside stand	For the sale of only the products of the land of the owner of the premises	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Television or radio antennae	Facilities exceeding 50 feet above ground level	SP-Z	SP-Z	SP-Z	SP-Z	SP-Z
Wind Energy Systems	subject to the requirements of § 240-9.8	SP-Z	SP-Z	N	N	N

240 – 6.7 Senior Care Retirement District

240 – 6.7A 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 – 6.7B Use Table

N = Not allowed

SP-Z = Zoning Board of Appeals Special Permit

Y = Allowed by-right

SP-P = Planning Board Special Permit

Uses	Standards	Senior Care Retirement District
Permitted Uses		
Bank		Y
One family detached dwelling		Y
Medical clinic, medical and allied health office		Y
Professional office		Y
Public or nonprofit housing for seniors, subject to the requirements of § 240 – 11.6D		Y
Restaurant, Class I or II		Y
Religious institution	including a residence for the institution	Y
Special Permit Uses		
Senior Care Retirement Community (SCRC)	(See § 240 – 6.7C below)	SP-P

240 - 6.7C SCRC SPECIAL PERMIT STANDARDS

- (1) **SCRC DESCRIPTION** – An SCRC contains one or more residential buildings with living units described below, that provides 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. The SCRC 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) **SCRC UNITS** – An 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.
- (3) **STAFF HOUSING** – An 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 6 units per acre. No unit may contain more than 2 bedrooms. Assisted living units shall be no less than 350 square feet but no greater than 800 square feet in size. Each skilled nursing room may contain no more than 2 beds.
- (4) **LOT AREA, FRONTAGE & OPEN SPACE** – An 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 § 240-9.7E(2)a shall apply. At least 65% of the total area must be set aside as open space consistent with § 240-9.7H. Up to 1/3 or 5 acres of the required open space, whichever is greater, may be located off-site at the discretion of the Planning Board.
- (5) **SETBACKS** – 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.

- (6) HEIGHT – The maximum building height of any SCRC building shall not be more than 3 stories and not more than 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 shall be increased by 2 feet.
- (7) ACCESSORY FACILITIES – 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.
- (8) IMPACTS – The Planning Board, in order to approve the special permit for an SCRC, shall 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 of right or by special permit within Single Residence or Agricultural Zoning Districts on the lot(s). Speculative uses, such as applications made under 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.
- (9) WASTEWATER – The Planning Board shall not approve a SCRC unless tertiary treatment of wastewater is provided. Tertiary treatment shall include enhanced nitrogen removal when a SCRC is located in a Coastal Pond Overlay District.
- (10) PLANNING BOARD REVIEW – 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 an SCRC, shall make a positive finding under § 240-9.7A(1)g., Planned Residential Development, and 4 or more of the purposes of § 240-9.7A. 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.
- (11) PARKING – 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 an SCRC as provided for in § 240-14.1F as part of the special permit.
- (12) DENSITY BONUS – Section 240-6.7C(2) & (3) notwithstanding, a density bonus maybe allowed at the sole discretion of the Planning Board as part of the special permit process for an SCRC. The Board may allow up to 8 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 (SHI).

ARTICLE 7 OVERLAY DISTRICTS

240 – 7.2 Coastal Pond Overlay District

240 – 7.2A Purpose

The purpose of § 240 – 7.2 is to preserve the water quality in Falmouth's coastal ponds and harbors in accordance with adopted plans for both development and preservation, while recognizing that the public and private sectors have equal roles in meeting the established goals for swimmable, fishable, and usable water of the highest possible esthetic and natural quality.

240 – 7.2B DESCRIPTION OF THE COASTAL POND OVERLAY DISTRICT

(1) DESCRIPTION – The Coastal Pond Overlay District is depicted on a map entitled "Watersheds of Coastal Ponds Massachusetts Estuaries Project" dated August 14, 2018, scale 1:18,000 on file with the Town Clerk.

(2) APPLICABILITY – This District shall apply to the following developments:

- a. subdivisions of more than 5 lots or more than 5 acres
- b. commercial developments requiring site plan review

(3) PROCEDURES – The following procedures shall be followed:

- a. All development proposals listed in § 240-7B(2)~~b~~ must file an analysis of development impact as specified by § 240-13.1D(4) a, b, c, and di, dii, and diii, with the application made to the reviewing board;
- b. The authorized reviewing board, the Planning Board, or the Zoning Board of Appeals, as the case may be, shall make all findings regarding the analysis and may withhold approval if the proposal does not comply with the standards of this Section. However, the reviewing board shall not withhold approval of an application if the applicant provides measures for the reduction of the nutrient loading rate, on a pounds-per-acre basis, to a rate below that which would produce critical eutrophic levels in the receiving water body. It shall be the responsibility of the applicant to demonstrate that the proposed mitigating measures will work as designed, and the reviewing board may require the applicant to demonstrate on an annual basis that mitigating measures are operating satisfactorily.

(4) EXEMPTIONS

- a. The special permit granting authority may exempt an application from the requirements of § 240 – 7.2, provided the applicant can demonstrate that:
 - i. nutrients from the development will not in fact be recharged to the designated water body or public water supply well; or
 - ii. the development will not result in any increase in loading of the relevant nutrient.
- b. In addition to the exemptions found in §§ 240-7.2B(4)a.i. and a.ii., any development that is in the recharge zone of a coastal pond proven to already exceed the limits listed below may be exempted from the requirements of § 240-7.2B(3)a above (analysis of development impact). As part of this exemption, the development shall accept the findings of the Planning Board or special permit granting authority.

- (5) SUPERSESION OF OTHER PROVISIONS – The requirements of § 240-7.2 shall supersede the standards of § 240-13.1D(4)d.iv. for salt water.

240 – 7.7 Water Resource Protection Overlay District

240 – 7.7A Overview

(1) – The purpose of the Water Resource Protection Overlay District (WRPOD) is to:

- a. promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water;
- b. preserve and protect existing and potential sources of drinking water supplies;
- c. conserve the natural resources of the town; and
- d. prevent temporary and permanent contamination of the environment.

(2) DELINEATION OF THE WATER RESOURCE PROTECTION OVERLAY DISTRICT (WRPOD)

- a. The WRPOD is an overlay district that shall apply to all new construction, reconstruction, or expansion of existing buildings, and new or expanded uses.
- b. There are hereby delineated within the town certain water resource protection areas consisting of aquifers or recharge areas which are shown a map, at a scale of one inch to 1,500 feet, and entitled "Water Resource Protection District, Town of Falmouth," dated March 29, 2011. This map, as it may be amended from time to time by Town Meeting, is hereby made a part of the Zoning Bylaw and is on file in the office of the Town Clerk.
- c. Applicable activities or uses which fall within the WRPOD must comply with the requirements of this district as well as with the underlying zoning.

(3) DEFINITIONS – For Definitions related to this section, see ARTICLE 3 – DEFINITIONS.

(4) BOUNDARY DISPUTES – If the location of the district boundary, as delineated on the Water Resource Protection Overlay District Map in relation to a particular parcel is in doubt or dispute, the burden of proof shall be on the property owner(s) of the land in question to show where the boundaries should properly be located. At the request of the owner(s), the Town may engage a professional engineer, hydrologist, geologist, or soil scientist to determine the boundaries of the district more accurately with respect to individual parcels of land and may charge the owner(s) for all or part of the cost of the investigation.

240 – 7.7B Uses

(1) UNDERLYING DISTRICT REQUIREMENTS – Applicable activities or uses which fall within the WRPOD must comply with the requirements of this district as well as with the underlying zoning. Uses prohibited in underlying zoning districts are prohibited in the WRPOD.

(2) ADDITIONAL PERMITS – All uses listed in the Use Table shall also obtain necessary permits, orders, or approvals required by federal, state, or local governments.

(3) USE TABLE – WATER RESOURCE PROTECTION OVERLAY DISTRICT

N = Not allowed

Y = Allowed by right

SP-Z = Zoning Board of Appeals special permit

SP-P = Planning Board special permit

WATER RESOURCES PROTECTION OVERLAY DISTRICT – USE TABLE

USES	STANDARDS	WRPOD
Permitted Uses		
Bicycle, foot, and horse paths and bridges		Y
Construction, maintenance, repair, and enlargement of drinking water supply related facilities such as wells, pipelines, aqueducts, and tunnels	Underground storage tanks related to these activities are not permitted.	Y
Farming, gardening, nursery, conservation, forestry, harvesting, and grazing	Uses are subject to the PROHIBITED USES and SPECIAL PERMIT USES sections listed below. See the “Agriculture and Farming Related Terms” section of ARTICLE 3 – DEFINITIONS. Uses are subject to the agricultural exemptions of G.L. c. 40A, § 3	Y
Normal operation and maintenance of existing water bodies and dams, splash boards, and other water control, supply and conservation devices	Uses are subject to the agricultural exemption from wetlands regulation accorded by the Wetlands Protection Act (WPA), at G.L. c. 131, § 40, et seq., and by the Wetlands Regulations at 310 CMR 10.00 et seq.	Y
Uses and structures permitted in the underlying zoning district	Uses are subject to the PROHIBITED USES and SPECIAL PERMIT USES sections listed below.	Y
Prohibited Uses		
Animal manure - storage	The use is prohibited unless it is covered or contained.	N
Automobile recycling (<i>including automobile graveyard and junkyard as defined in G.L. c. 140B, §1</i>)		N
Auto services or repair		N
Bus terminal		N
Car washing facility		N
Commercial accommodation		N
Commercial laundry		N
De-icing chemical storage facility		N
Dry cleaning establishment		N
Gas station		N
Hazardous waste facility	A facility that generates, treats, stores, or disposes of hazardous waste that is subject to G.L. c. 21C, except for the following licensed activities: 1. very small quantity generators as defined under 310CMR 30.00; 2. household hazardous waste collection centers and events under 310 CMR 30.930: 3. waste oil retention facilities required by G.L. c. 21C § 52A; and 4. waste remediation treatment works approved under 314 CMR 5.00.	N
Industrial and commercial use	Specifically industrial and commercial uses that discharge process wastewater on site.	N
Landfill and open dump	These uses as defined in 310 CMR 19.006.	N

WATER RESOURCES PROTECTION OVERLAY DISTRICT – USE TABLE

USES	STANDARDS	WRPOD
Liquid petroleum product	Storage of these products except for: 1. products for household use, outdoor maintenance, and heating of a structure; 2. waste oil retention facilities required by statute, rule, or regulation; 3. emergency generators required by statute, rule, or regulations; 4. treatment works approved under 314 CMR 5.00 for treatment of ground or surface waters, provided that storage of items listed in 1 through 3 is in freestanding containers within buildings or above ground with secondary containment adequate to contain a spill the size of the container’s total storage capacity plus 10%	N
Prohibited Uses		
Parking lot	Parking lots that are set apart primarily to accommodate off-site activities.	N
Sludge or septage - landfilling	Use as it is defined in 310 CMR 32.05.	N
Sludge or septage - storage	This is prohibited unless the storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31.	N
Snow and ice – stockpiling & disposal	This is prohibited if the stockpiling and disposal of snow and ice containing de-icing chemicals is brought in from outside the district.	N
Treatment facility – sewage and groundwater	A treatment facility that is subject to 314 CMR 5.00 including privately owned sewage treatment facilities, except for the following: 1. the replacement or repair of an existing treatment works that will not result in a design capacity greater than the design capacity of the existing treatment works; 2. the replacement of existing subsurface sewage disposal system(s) with wastewater treatment works that will not result in a design capacity greater than the design capacity of the existing system(s); and 3. treatment works approved by the Massachusetts Department of Environmental Protection designed for the treatment of contaminated groundwater.	N
Trucking terminal		N
Special Permit Uses		
Fertilizer, pesticide, herbicide, and soil conditioner storage	This refers to the storage of commercial fertilizers, pesticides, herbicides, and soil conditioners as defined in G.L. c. 128 § 64. All storage must be within a structure designated to prevent the generation and escape of contaminated runoff or leachate	SP-Z
Hazardous liquid material storage	This shall be storage of liquid hazardous materials as defined in G.L. c. 21E, in a freestanding container within a building or above ground, with secondary containment adequate to contain a spill the size of the container’s total storage capacity plus 10%.	SP-Z

WATER RESOURCES PROTECTION OVERLAY DISTRICT – USE TABLE		
USES	STANDARDS	WRPOD
Hazardous and toxic material handling	Includes activities that involve the handling of hazardous or toxic materials in quantities greater than those associated with normal household use and that are permitted in the underlying zoning (except as prohibited in the Prohibited Uses category in this Table).	SP-Z
Impervious limitation	Any use that will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater, shall require a special permit subject to the following: <ol style="list-style-type: none"> 1. A system for groundwater recharge shall be provided that does not degrade groundwater quality. 2. For nonresidential uses, recharge shall be by stormwater infiltration basins or similar systems covered with natural vegetation. Dry wells shall be used only where other methods are infeasible. 3. For all nonresidential uses, all basins and wells shall have oil, grease, and sedimentation traps to remove contamination. 4. Any and all recharge areas shall be permanently maintained by the owner, according to established best management practices. 	SP-Z
Special Permit Uses		
Nonconforming use and structure	Existing uses that do not conform to the Water Resource Protection Overlay District may be enlarged or altered, provided that the enlargement or alteration shall not be permitted for any existing use listed in the Prohibited Uses category above.	SP-Z
Pesticide, herbicide, insecticide, fungicide, and rodenticide application	Application for nondomestic and nonagricultural uses, such as golf courses, shall be in accordance with state and federal standards. A special permit shall be granted if those standards are met. If applicable, the applicant should provide documentation of compliance with a yearly operating plan (YOP) for vegetation management operations under 333 CMR 11.00 or a Department Agricultural Resources approved Pesticide Management Plan or integrated Pest Management (IPM) program under 333 CMR 12.00.	SP-Z
Water control device	These facilities include dams or other water control devices, ponds, or other changes in water bodies or courses created for swimming, fishing, or other recreational uses. These facilities shall not adversely affect water quality or quantity. Agricultural uses, or drainage improvements, shall be subject to the protections accorded to agricultural uses by the Massachusetts General Laws.	SP-Z

(4) SPECIAL PERMIT PROCEDURES

- a. The special permit granting authority shall be the Board of Appeals. A special permit shall be granted if the Board determines that the special permit, with conditions, satisfies the standards and criteria prescribed in § 240-7.7B(4)e. below. The Zoning Board of Appeals shall not grant a special permit under this section unless the petitioner's application materials include, in its opinion, sufficiently detailed, definite, and credible information to support positive findings in relation to the standards prescribed in this

section. The Board shall, in its decision, document the basis for any departures from the recommendations of the other Town boards or agencies.

- b. The applicant shall file 3 copies of a site plan and attachments. The site plan shall be drawn at a proper scale as determined by the Board and be stamped by a professional engineer. Qualified professionals shall prepare all additional submittals. The site plan and its attachments shall at a minimum include the following information where pertinent:
 - i. a complete list of chemicals, pesticides, herbicides, fertilizers, fuels, and other potentially hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use;
 - ii. those activities using or storing hazardous materials, shall file a hazardous materials management plan with the Zoning Board of Appeals for use by the Hazardous Materials Coordinator, the Fire Chief, and the Board of Health. The plan shall include:
 - provisions to protect against the discharge of hazardous materials or wastes to the environment due to spillage, accidental damage, corrosion, leakage, or vandalism, including spill containment and cleanup procedures;
 - provisions for indoor, secured storage of hazardous materials and wastes with impervious floor surfaces; and
 - evidence of compliance with the regulations of the Massachusetts Hazardous Waste Management Act, 310 CMR 30.00, including obtaining an Environmental Protection Agency (EPA) identification number from the Massachusetts Department of Environmental Protection.
 - iii. proposed down-gradient location(s) and specifications for groundwater monitoring well(s) should the Zoning Board of Appeals deem the activity a potential groundwater threat;
 - iv. proposed stormwater drainage system;
 - v. provisions to control soil erosion and sedimentation; and
 - vi. names, address, and phone numbers of key contact persons if not provided elsewhere
- c. Upon receipt of the special permit application, the Zoning Board of Appeals shall transmit one copy each to the Board of Health, the Conservation Commission, the Public Works/Engineering Departments, the Planning Board, and the Town Administrator for their written recommendations. Failure to respond in writing within 35 days of receipt by the above boards or departments shall indicate approval or no desire to comment by said agency. The necessary number of copies of the application shall be furnished by the applicant.
- d. The Zoning Board of Appeals shall hold a hearing in conformity with the provision of G.L. c. 40A, § 9. Notice of the public hearing shall be given by publication and posting and by first-class mailings to "parties of interest" as defined in G.L. c. 40A, § 11. The decision of the Board and any extension, modification, or renewal shall be filed with the Zoning Board of Appeals and Town Clerk within 90 days following the close of the public hearing. Failure of the Zoning Board of Appeals to act within 90 days may be deemed as a granting of the permit in accordance with G. L. c. 40A, § 9. No work shall commence until the special permit is recorded as required by G.L. c. 40A, § 11.
- e. The Zoning Board of Appeals may grant the required special permit only upon finding that the proposed use meets the following standards and criteria, those specified in § 240-7.7 and any regulations or guidelines adopted by the Zoning Board of Appeals. The proposed use shall not:
 - i. adversely affect the existing or potential quality or quantity of water available in the Water Resource Protection Overlay District;
 - ii. result in any substantial disturbance of the soils, topography, drainage, vegetation, or other water-related natural characteristics of the site; or
 - iii. exceed a maximum loading standard for nitrate-nitrogen impact on groundwater of five parts per million, unless a cumulative impact analysis indicates a more stringent loading standard is necessary.

- f. The Zoning Board of Appeals may adopt regulations for design features of special permit proposals. These shall be consistent with subdivision regulations adopted by the Planning Board.
- g. Written notice of any violations of this section shall be given by the Building Commissioner to the responsible person as soon as possible after detection of a violation or a continuing violation. Notice to the assessed owner of the property shall be deemed notice to the responsible person. A copy of the notice shall be submitted to the Board of Health, the Conservation Commission, the Public Works/Engineering Departments, the Building Commissioner, the Water Department and the Town Administrator. The notice shall:
 - i. specify the requirement or restriction violated and the nature of the violation;
 - ii. identify the actions necessary to remove or remedy the violations;
 - iii. identify preventive measures required for avoiding future violations; and
 - iv. establish a schedule of compliance.
- h. The owner or operator of the premises shall bear the cost of containment, cleanup, or other curative measures. For situations that require remedial action to prevent adverse impact to the water resources within the WRPOD, the Building Commissioner or any agent shall order the owner and/or operator of the premises to remedy the violation. If the owner and/or operator does not comply with the order, the Town of Falmouth, the Board of Health, the Building Commissioner, or any of their agents, if lawfully authorized to enter upon the premises under the terms of the special permit or otherwise, may act to remedy the violation. The remediation cost shall be the responsibility of the owner and operator of the premises.

~~(4)(5)~~ DENSITY LIMITATIONS – The following residential density restrictions shall apply within the WRPOD:

- a. minimum lot size: 80,000 square feet
- b. minimum lot width: 200 feet
- c. minimum lot frontage: 150 feet
- d. maximum lot coverage by impervious surfaces: 20%

(6) SEWAGE FLOWS – Nonresidential uses shall not exceed 7.5 gallons sewage per day per 1,000 square feet of lot area. Estimated sewage flows shall be based on Title V of the State Environmental Code, 310 CMR 15.00. Maximum lot coverage by impervious surfaces shall not exceed 40%.

(7) SEVERABILITY – A determination that any portion or provision of this WRPOD is invalid shall not invalidate any other portion or provision thereof, nor shall it invalidate any special permit previously issued thereunder.

ARTICLE 11 DIMENSIONAL REGULATIONS

240 – 11.7 Fresh and Tidal Waters

240 – 11.7A Building Permits and Special Permits

- (1) BUILDING PERMIT – No building permit shall be issued for any principal structure erected on a lot fronting on fresh or tidal waters listed in the Table in § 240-11.7B(2) below until a plan certified by a registered land surveyor is furnished to the Building Commissioner. This plan shall clearly delineate the distance from the proposed structure to the water body.
- (2) SINGLE-FAMILY DWELLING SPECIAL PERMIT – Any lot shown on a plan or described in a deed duly recorded at the Registry of Deeds that has less than 125 feet depth from the measured water mark to the front, side, or rear lot line, whichever is greater, shall be eligible to apply to the Board of Appeals for a special permit to construct a single-family dwelling if, when all setbacks are taken into consideration, including the 50 foot setback required herein, the minimum average width of the remaining building envelope is less than 60 feet. In no case shall the Board of Appeals grant a special permit to construct a single-family residence less than 30 feet from the measured water's edge, as described above.

240 – 11.7B Watermark

- (1) BUZZARDS BAY AND TIDAL WATERS – The waters of Buzzards Bay, and tidal ponds and tidal rivers off Buzzards Bay, shall be determined by the contour line of the 4-foot elevation based on the National Geodetic Vertical Datum ~~1988~~. The tidal waters of Great Harbor, Vineyard Sound, and Nantucket Sound and all tidal ponds and tidal rivers off Vineyard Sound and Nantucket Sound shall be determined by the contour line of the 3-foot elevation based on the National Geodetic Vertical Datum ~~1988~~.
- (2) FRESH PONDS – The waters of fresh ponds shall be measured from the elevations as follow:

Fresh Pond	Elevation (feet)		Fresh Pond	Elevation (feet)
Ashumet Pond	37		Morse Pond	7
Cedar Lake	11		Nyes Pond	7
Coonamessett Pond	35		Round Pond	23
Crocker Pond	12		Round Pond (near Coonamessett Pond)	37
Crooked Pond	13 2		Shallow Pond	29
Deep Pond	37		Shivericks Pond	4
Deer Pond	19		Siders Pond	4
Flax Pond (in Quissett)	2 13		Spectacle Pond (near Mares Pond)	15
Flax Pond (near John Parker Road)	14		Spectacle Pond (near Sam Turner Road)	33
Fresh Pond	21		Trout Pond (near Chester street, formerly called Flax Pond)	8

Fresh Pond	Elevation (feet)		Fresh Pond	Elevation (feet)
Grassy Pond	41		Unnamed Pond in the Coonamessett Valley below Sandwich Road	16
Jenkins Pond	21		Weeks Pond	7
Jones Pond	8		Wings Pond	11
Mares Pond	15			
<u>Miles Pond in Sippewissett</u>	<u>10</u>			

The waters of any other fresh pond shall be determined by the contour of the highest observed elevation, established by measuring the existing elevation and adjusting that elevation by using the methods specified in the U.S.G.S. Open File Report 80-1008, as if the waters of the pond were the groundwater.

ARTICLE 14 GENERAL REGULATIONS

240 – 14.1 Parking

240-14.1A Applicability

All provisions of § 240-14.1 shall apply in all zoning districts, except as provided for in § 240-14.1B.

240-14.1B Business District 1 Parking Waiver

(1) BUSINESS DISTRICT 1 – Business District 1 on Main Street is unique, having a large amount of public parking spaces available. In order to enhance the economic vitality of downtown Main Street, some expansion of retail activity balanced with residential development is desired and possible. Parking requirements shall be waived for the following:

- a. all lots in which the ground floor of existing or proposed structures are devoted solely to the uses located in the Business Districts Use Table § 240-6.2B, (retail sales, personal and household services, and restaurants, except fast-food restaurants) in which the existing or proposed structure does not exceed 60% coverage of the lot, or does not exceed a floor space to lot-area ratio (FAR) of more than six-tenths (0.6), whichever is less; and
- b. residential units as permitted in the Business Districts Use Table § 240-6.2B, specifically both the conversion of a dwelling in existence as of January 1, 1980, into 4 or fewer units, and a multifamily use, may be added over and above the FAR restriction of § 240-14.1B(1)a., only when:
 - i. the units are located above the ground floor;
 - ii. the total FAR of the building does not exceed 1.0;
 - iii. the lot coverage of the buildings does not exceed 60%; and
 - iv. the building conforms to required height limitations.

(2) SPECIAL PERMIT REQUIRED – Any expansion, new construction, or reconstruction using the above waivers shall require a special permit from the Zoning Board of Appeals under § 240-12.1, regardless of the number of parking spaces that may otherwise be required.

240-14.1C Performance Requirement

Off-street parking shall be provided to service the net increase in parking demand created by new construction, additions, or change of use. Buildings, structures, and land uses in existence prior to April 2, 1979, are not subject to these requirements so long as they are not enlarged or changed to increase parking needs.

240-14.1D Parking Space Calculation Standards

Any change of use or a new structural building addition that requires parking in addition to that which already exists on the site shall meet the parking standards in accordance with § 240-14.1E below.

Parking requirements are added for mixed uses (e.g., if a motel includes a restaurant, sufficient parking in accordance with § 240-14.1E shall be provided for both uses).

240-14.1E Minimum Parking Requirements

Minimum Parking Requirements	
Residential	
Dwelling unit having 2 or more bedrooms	2 spaces per unit
Dwelling unit having fewer than 2 bedrooms	1½ spaces per unit
Guesthouse, lodging house, other group accommodation	1 space per rentable room
Hotel or motel guest unit	1 1/10 space per rentable room
Multifamily development	1.5 spaces per dwelling unit having fewer than 2 bedrooms
Nursing home	1 space per 3 beds
Non-Residential	
Bank	1 space per 300 square feet of leasable floor area
Bowling alley	3 spaces per alley
Business or professional office	1 space per 250 square feet of leasable floor area
Hospital	3 spaces per bed
Industrial, wholesale, bulk retail	1 space per 1.3 employees, but capable of expansion to not fewer than 1 space per 300 square feet of leasable floor area
Laundromat	1 space per 2 machines
Light Industrial B District	In this District, 600 square feet of off-street parking shall be provided for each 1,000 square feet of floor area of any building erected on a lot
Marina	1 space per 1 berth (1 space per boat capacity)
Place of public assembly	1 space per 3 person capacity based on the State Building Code
Post office	1 space per 300 square feet of leasable floor area
Restaurant, bar	1 space per 2 seats
Restaurant, fast food, or with take-out	1 space per seat but no fewer than 10 spaces
Retail sales and service	1 space per 200 square feet of leasable floor area, but no fewer than 3 spaces per separate enterprise
Shopping center of at least 50,000 square feet	1 space per 250 square feet of leasable floor area
Sports/health club	1 space per 200 square feet of building area
Theatre	1 space per 2 seats
Other uses	Parking spaces adequate to accommodate all normal demand, as determined by the Building Inspector

240-14.1F Parking Reduction

- (1) REDUCTION BY RIGHT – The off-street parking required to service retail, business, or professional use(s) on a lot may be reduced according to the Parking Reduction Table below.
- (2) The area preserved by that reduction shall be landscaped and shall not be included in the setback areas as required under § 240-11.4A .

Parking Reduction	
Number of Spaces Required	Reduction
0-20	No reduction
21-30	10% reduction
31-40	15% reduction
41-50	20% reduction
50 +	25% reduction

(3) PARKING MODIFICATIONS BY SPECIAL PERMIT

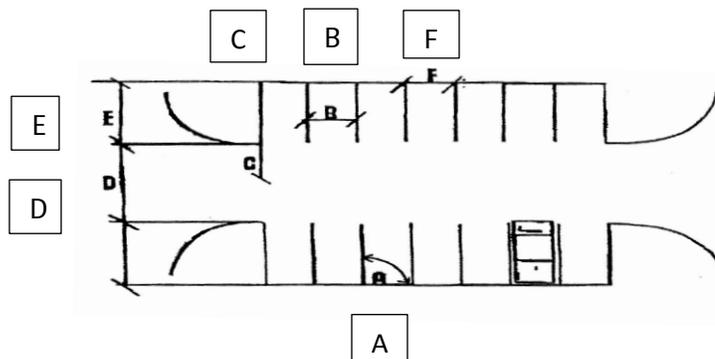
- a. The required number of spaces may be further reduced by a special permit from the Board of Appeals upon the Board's determination that special circumstances, such as shared use of a parking lot by activities having different peak demand times, render a lesser provision adequate for all parking needs.
- b. For uses allowed only by a special permit, the special permit granting authority may similarly require a larger number of parking spaces to be provided if necessary to service anticipated demand.

240-14.1G Off-street Parking Standards

(1) MINIMUM REQUIREMENTS – Whenever off-street parking for 5 or more automobiles is required under § 240-14.1, the following minimum requirements shall apply:

Off-street Parking Standards					
A. Parking Angle (degrees)	B. Stall Width (feet)	C. Aisle Width (one-way)	D. Aisle Width (two-way)	E. Parking Stall Length (feet)	F. Curb Length (feet)
90	9	16	24	18	9.4
60	9	13	24	18	10.4
45	9	12	(*)	19	12.7
0	9	12	24	23	23.0

(*) One-way traffic only



Click here for a larger image
[\[Parking Standard Image\]](#)

(2) HANDICAPPED PARKING – Handicapped parking shall be provided in accordance with the requirements of the Massachusetts Building Code or the Architectural Access Board, whichever is greater.

240-14.1H Off-street Loading Requirements

(1) WHEN REQUIRED – For every building or structure that receives, ships, loads, or distributes materials or merchandise, there shall be provided and maintained on the lot adequate space for

standing, loading, and unloading to avoid interference with public ways.

- (2) **SPACE SIZE** – All spaces shall be at least 14 feet wide by 45 feet long with sufficient area to allow vehicles entering and leaving the lot to do so without backing onto a public way.
- (3) **NUMBER OF LOADING SPACES** – Spaces shall be provided as below:

Minimum Loading Requirements	
Gross Floor Area (square feet)	Number of Loading Spaces
0 – 1,400	None
1,401 -20,000	1
20,001 – 50,000	2
More than 50,000	2 spaces plus 1 space for each 20,000 square feet in excess of 50,000 square feet

240-14.11 Parking Area Design and Location

- (1) **LOCATION** – Required parking shall be either on the same premises as the activity it serves or located within 300 feet of the building entrance on a separate parcel. Parking shall not be separated by a street having right-of-way width of 60 feet or more. Parking shall be located in the same zoning district allowing the activity it serves. In a Business 1 District there shall be no parking or vehicular use access within any front or side yard.
- (2) **SURFACE** – All required parking areas, except those serving single-family residences, shall be paved, unless exempted by a special permit from the Board of Appeals for cases such as seasonal or periodic use where an alternative surface will prevent dust, erosion, water accumulation, or unsightly conditions. All driveway or parking areas shall be designed or constructed so as to prevent stormwater drainage to flow onto any roadway or abutting property.
- (3) **BACKING ONTO PUBLIC WAY** – Parking areas with 5 or more spaces shall be designed and located so that their use does not involve vehicles backing onto a public way.
- (4) **INGRESS/EGRESS** – The following ingress and egress standards shall be met:
 - a. There shall not be more than 2 driveway openings onto any street from any single parcel unless each opening center line is separated from the center line of all other driveways serving 20 or more parking spaces, whether on or off the premises, by 200 feet (measured at the street line) in a Business District or by 300 feet if in any other District.
 - b. No opening shall exceed 24 feet in width at the street line unless necessity of a greater width is demonstrated by the applicant, and the opening is designed consistent with MassDOT Highway Division regulations § 11A-9.
 - c. No driveway side line shall be located within 20 feet of the street line of an intersecting way.
 - d. All driveways serving 5 or more parking spaces shall be constructed with a minimum edge radius of 5 feet on both sides.
 - e. All driveways serving 40 or more parking spaces shall have not less than 250 feet visibility in each travel lane entering a state-numbered or maintained highway and not less than 150 feet visibility on other streets.
- (5) **PARKING AREAS RESTRICTIONS** – The following restrictions shall apply.
 - a. No part of any private parking area having 5 or more spaces shall be located within a front

yard as defined in ARTICLE 3, DEFINITIONS, nor shall any private parking area be located within 5 feet of a property line.

- b. The Planning Board may, by special permit, allow parking in front yards or within 5 feet of a property line.
- c. Parking areas for marine and business uses shall be at least 15 feet from the property line of any residential district or use.
- d. No part of a private parking area for a nonresidential use shall be located in, or interfere with, any area utilized for off-street loading or unloading of materials or merchandise, including gasoline dispensing or storage facilities, loading docks, and stacking areas for drive-thru windows

(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 façade 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 site planning. In no case shall parking be reduced below fifty percent (50%) that is required pursuant to § 240-14.1 unless by special permit; the Board of Appeals allows for such pursuant to § 240-14.1F(3).

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.

~~(6)~~(7) LIGHT INDUSTRIAL DISTRICTS – In LI Districts, parking lots shall meet the following standards:

- a. In all Light Industrial Districts, no parking area shall be closer than 40 feet to the street line nor closer than 25 feet to any other lot line, except that in Light Industrial Districts A and C only, a parking area may be within 15 feet of any other lot line if that adjacent lot is also zoned for light industrial uses or for business uses.
- b. In the Light Industrial B District, no single parking area shall extend for more than 150 feet in width; adjacent parking areas may be connected by a common access driveway, but each parking area shall be separated from an adjacent parking area by not less than 10 feet in width of natural or planted areas.

~~(7)~~(8) BICYCLE RACKS – For parking areas of 40 or more spaces, locking bicycle racks shall be provided to accommodate one bicycle per 20 parking spaces required or fraction thereof.

~~(8)~~(9) DRIVE-THRU ESTABLISHMENTS – Site standards for drive-thru establishments include the following:

- a. Setbacks for stacking areas: motor vehicle stacking areas shall be set back a minimum 10 feet from all property lines.
- b. Dimensional requirements for stacking spaces: each stacking space shall be a minimum of 10 feet wide and 20 feet long and shall not include the use of any parking space, street, sidewalk,

- or parking aisle area. Stacking areas shall be separated from other internal driveways. All stacking areas serving a drive-thru window shall have an inside radius of no less than 25 feet.
- c. Stacking area requirements: vehicle stacking areas shall be provided according to the following for drive-thru establishments:
 - i. fast-food restaurant: 7 stacking spaces for the first drive-thru window, plus 2 stacking spaces for each additional window;
 - ii. other uses with drive-thru windows: 3 stacking spaces per window.
 - d. Curb cuts: all curb cuts serving a drive-thru establishment shall have a minimum center line offset distance of 300 feet from any other curb cut serving a drive-thru establishment. All curb cuts must conform to the latest edition of the MassDOT Highway Division regulations concerning geometry and traffic circulation.

~~(9)~~(10) LANDSCAPING – See §§ 240-14.3D(7) & (8) for parking lot landscaping requirements.

240 – 9.1 Accessory Apartments

240 – 9.1A Purpose

- (1) PURPOSES – The ~~purpose~~ intent 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 is meant all to maintain~~ing the appearance and character of the town's single-family neighborhoods.

240 – 9.1B Definition

ACCESSORY APARTMENT – Notwithstanding Sections 240-11.2BA(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" ~~so called~~) 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, ~~for~~ 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 ~~of~~ 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) Subsection 3i) above can only do so provided that:
- 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
 - 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, ~~or~~ change to a single-family residence, or within an attached or detached accessory structure ~~(attached) thereto~~, shall maintain the following standards:
- 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.
 - 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.
 - Parking for the accessory apartment shall be provided on site.

240 - 9.1E Procedures

- (1) An Aaccessory Aapartment constructed within an existing single-family dwelling or an existing accessory structure attached thereto: Prior to the issuance of a building permit ~~for an accessory apartment constructed within a single-family dwelling or accessory structure attached thereto~~, 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, section of the Use Table~~. The application for Site Plan Review shall include the information contained in § 240-12.2D~~(3)~~, 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, ~~an accessory apartment built within, or as, an accessory structure, not attached to a single-family dwelling, shall require~~ 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 section of the Use Tables~~, 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) section 3.c) above~~. 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~~the notice. Failing compliance, the property shall be restored to single-family dwelling status within 90 days of the failure determination, in a manner and shall that complies with all State Building Code requirements and other local regulations or bylaws.

DEFINITION OF TERMS

Abatement- A reduction or elimination of a levy imposed by a governmental unit, applicable to property taxes, motor vehicle excise taxes, fees, charges and special assessments.

Appropriation- An authorization granted by Town Meeting to make expenditures and incur obligations for specific purposes, (usually limited in amount and as to the time when it may be expended).

Assessed Valuation- This is a valuation placed upon real estate or other property by a government as a basis for levying taxes. This is based on "full and fair cash value;" the amount a willing buyer would pay a willing seller on the open market.

Available Funds- Funds established through previous appropriations or results of favorable conditions. Examples: Free Cash, Stabilization Fund and Overlay Surplus.

Betterments- Whenever a specific area of a community receives benefit from a public improvement (e.g. water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel benefiting from the improvement is assessed for its proportionate share of the cost of such improvements.

Capital Budget- This is an annual appropriation or spending plan for capital expenditures, (tangible assets or projects that cost at least \$25,000 and have a useful life of at least five years).

Capital Exclusion- This is a vote by a municipality at an election to raise property taxes to fund a specific project or purchase. This property tax increase is for one year only; the year in which the project or purchase is budgeted.

Capital Improvements Program (CIP)- A comprehensive schedule extending for at least five years for planning a community's capital expenditures. It coordinates community planning, fiscal capacity and physical development and establishes criteria which prioritize the expenditures.

Debt Exclusion- This is a vote by a municipality at an election to exclude debt service payments for a particular capital project from the levy limit. This is a temporary property tax increase which lasts only for the term of the debt.

Excess Levy Capacity- When a community sets its levy below the limit, the difference between the levy and the levy limit is commonly referred to as excess levy capacity. This is an additional amount the community could, but chose not to, levy.

Fiscal Year- The Commonwealth and municipalities operate on a fiscal year which begins on July 1 and ends on June 30.

Free Cash- Funds remaining from operations of the previous fiscal year which are certified by the Department of Revenue as available for appropriation. Remaining funds include unexpended Free Cash from the previous year, revenues in excess of estimates shown on the tax recapitulation sheet, and unspent amounts in budget line items.

Full Time Equivalent (FTE)- A way to measure a worker's involvement in a department or project. It provides a means to equate a department's work force if they utilize seasonal or part time workers to those departments which utilize only full time workers. An FTE of 1.0 means that the person works the number of hours equivalent to a full time worker, e.g. 40 hours per week for 52 weeks per year, while an FTE of .5 signals that the person works a schedule equal to half that of a full time worker.

General Fund- This non-earmarked fund is used to account for most financial resources and activity governed by the normal Town Meeting appropriation process.

Levy Limit- The maximum amount of property taxes a community can levy in a given year. The limit can grow each year by 2.5% of the prior year's levy limit plus new growth and any overrides.

Local Aid- Revenue allocated by the State to towns, cities and regional school districts. This may include such components as Chapter 70 Aid to Schools, as well as Library and Lottery aid.

Local Receipts- Locally generated revenues other than real and personal property taxes. Examples include motor vehicle excise, investment income, ambulance fees, beach and dump sticker fees, licenses, building permit fees, sewer and water fees, etc.

Operating Budget- This is the annual plan of proposed expenditures for personnel, supplies, and other expenses in order to provide services to the taxpayers for the coming fiscal year.

- Salary & Wages- In addition to basic salaries, this line may include overtime, temporary pay, holiday differentials, specialized training pay, educational incentive, and uniform allowances.
- Other Expenses- This line item is a broad category which includes a multitude of expenses too numerous to itemize. Some of the larger and more common items are: fuel and power, repair and maintenance, supplies, communication, service contracts, special counsel, bonding fees, building maintenance, sludge hauling, chemicals, travel and staff development.
- Capital Expenses and Special Projects- Capital Expenses designated by ** and Special Project appropriations designated by ++ are appropriations which are to be expended for items specifically listed in the departmental budget and no other purpose.

Overlay Reserve- This is an account established annually to fund anticipated property tax abatements and exemptions in that year and is raised on the tax recapitulation sheet.

Overlay Deficit- A deficit that occurs when the amount of overlay reserve raised in a given year is insufficient to cover abatements and statutory exemptions for that year.

Overlay Surplus- Any balance in the overlay reserve account of a given year in excess of the amount remaining to be collected or abated can be transferred into this account. Overlay surplus may be appropriated for any lawful purpose of the Town. At the end of each fiscal year, unused overlay surplus becomes part of the Free Cash certified by the Department of Revenue.

Override- A vote by a community at an election to permanently increase the levy limit.

Reserve Fund- An amount set aside annually within the Town's Operating Budget and administered by the Finance Committee to provide a funding source for extraordinary and unforeseen expenditures.

Stabilization Fund- This is an account from which amounts may be appropriated for any lawful purpose. This account may be funded by Town Meeting as a line item within the Operating Budget. A two-thirds vote of Town Meeting is required to appropriate money from this fund.

Tax Rate- The amount of tax stated in terms of unit of the tax base; for example, \$6.08 per \$1,000 of assessed valuation of taxable property.

Tax Recapitulation Sheet (Recap Sheet)- A document submitted by a town to the Dept. of Revenue in order to set a property tax rate. The recap sheet shows all estimated revenues and actual appropriations which affect the property tax rate.

Underride- A vote by a community to permanently decrease the tax levy limit, (opposite of an Override).

Warrant- This is a list of items to be acted upon by Town Meeting.

Waterways Improvement Fund- This is an account into which 50% of the proceeds of the boat excise tax and all mooring fees are deposited. Use of these proceeds is limited to specific waterway expenses.

Falmouth Town Meeting Electronic Presentation Guidelines

The Town Meeting Rules & Procedures Committee developed these guidelines to draw attention to the need for clear and concise electronic presentations at Town Meeting.

1. Individuals interested in making a PowerPoint presentation at Town Meeting should prepare their electronic presentation in advance **and contact the Information Technology Department prior to Town Meeting to make arrangements for the presentation to be loaded onto a computer assigned for Town Meeting presentations. (IT Dept. 508-495-7400) If the presentation file is not too large,** please email your electronic presentation to ithelp@falmouth.freshdesk.com **no later than 10:00AM on the day of the town meeting.** The IT staff will scan the presentation for viruses; make sure that your presentation opens properly and place them into the electronic presentation folder for the meeting. Please make sure that you provide your contact information in your email. Additionally, if you have special instructions regarding how you would like your slides advanced, please include these in your email. IT staff will not modify the content of your presentation. **IT staff are also not responsible for the reliability of the presentation if it is submitted after the 10:00AM deadline stated above.**

2. Slide Presentations should meet the following guidelines, designed to allow for best possible viewing in the auditorium.
 - A. Recommended text styles include Arial, Times New Roman, and Verdana.
 - B. Title text should be a minimum of 32 point font.
 - C. Bullet text should be a minimum of 28 point font.
 - D. Sub-bullet text should be a minimum of 24 point font.
 - E. Background color should be light or dark (for example; white, black, dark blue)
 - F. Font color should be at the highest contrast possible from the background color. If you choose to use a light background color, then a dark font color should be used. If you choose to use a dark background color, then a light font color should be used. For example, a white background should have a black, dark blue, or maroon text. A dark blue background should have a white text color.
 - G. Graphs, charts, pictures and maps should have clear, visible titles. Detailed charts and graphs that may be difficult to view on the screen should be provided to the Meeting as handouts.
 - H. For your convenience there is also a PowerPoint template that has been preset to meet the above guidelines. The **Town Meeting Presentation Template can be found at <http://www.falmouthma.gov/DocumentCenter/View/3949>** Once you have completed your presentation, please save your file (Save As command) using the following naming convention: Article #, Meeting, Presenter's name.

Example: Article1 Annual John Smith

Please do not remove the first slide with the Town Seal. This slide serves as the placeholder on the viewing screen while presentations are being loaded between presenters.

3. The Town Meeting Rules & Procedures Committee highly recommends rehearsing your PowerPoint presentations, and being mindful of the length and clarity of your presentation.

TOWN MEETING RULES

1. SPEAKING AND VOTING

- a. Registered voters, residents and taxpayers of the town may speak on any article in the warrant. Persons who are not voters, residents or taxpayers of the town may address the Meeting only with the consent of a majority of those present.
- b. Only Town Meeting members may vote.

2. TIME LIMITS

- a. Reports of committees and officers shall be limited to 5 minutes unless a request for additional time is made and approved by a 2/3rds vote.
- b. Opening presentations for motions shall be limited to 10 minutes unless a request for additional time is made and approved by a 2/3rds vote.
- c. Speakers may only speak twice on any motion. Speakers shall be limited to 4 minutes on their initial speech and 2 minutes on their second speech. Limits on speaking shall not apply to the answering of fact based questions directed to the speaker through a moderator.

3. MOTIONS AND AMENDMENTS

- a. Motions and Amendments may be made only by Town Meeting members.
- b. Two amendments will be accepted on any article.
- c. Long or complicated motions, and other motions which he shall so request, shall be presented to the Moderator in writing.

4. RECONSIDERATION

- a. Reconsideration will be allowed at any time during the meeting if the article does not involve the appropriation of money.
- b. If the article involves the appropriation of money, notice of reconsideration must be given within 30 minutes of the vote on the article. Reconsideration may then be allowed at any future time.
- c. The Moderator shall determine if the motion to reconsider is in order. Motions for reconsideration must be based on substantially new information not available to the Meeting at the time of the original debate. The motion to reconsider is not debatable.

5. HOURS OF OPERATION

- a. First night 7:00 p.m. start
- b. Subsequent nights 7:00 p.m. start
- c. Closing at 11:00 p.m. unless a motion to continue is made and approved by a 2/3 vote of Town Meeting members.

Simplified rules of parliamentary procedure as mandated in the Falmouth Home Rule Charter Section 4-2-B.

January 1999

This Warrant Booklet is published by the Finance Committee and includes recommendation and detailed explanations on all financial articles in accordance with the Falmouth Home Rule Charter Section 8-4-A.