

TOWN OF FALMOUTH
SELECT BOARD
REVISED AGENDA
MONDAY, APRIL 22, 2024 – 6:30 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

6:30 p.m. OPEN SESSION

1. Call to Order
2. Pledge of Allegiance
3. Proclamation – Newcomers Club of Falmouth 40th Anniversary
4. Recognition
5. Announcements
6. Public Comment

6:35 p.m. COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - a. Cape Cod Commission – John Druley
 - b. Cultural Council – Luke Okoshi-Michel, Paul Courtney
 - c. Freshwater Ponds Advisory Committee – Kim Comart, William Kerfoot, William Mebane, George Heufelder, Lynn Francis, Steven Solbo

7:00 p.m. PUBLIC HEARINGS

1. Application for renewal of Shellfish Aquaculture License #A17-02 – Paula Miller, Nye’s Neck Oyster – 3-acre site in Buzzards Bay 600’ from the shore southwest of Fiddler’s Cove and northeast of Nye’s Neck
2. Application for renewal of Shellfish Aquaculture License #A14-01 – Daniel Ward, Ward Aquafarms, LLC – 50’ x 50’ slip in Fiddler’s Cove Marina
3. Application filed by Main Street Gallery, 189 Main Street, Falmouth, for a One-Day Entertainment License to be executed on July 10, 2024, from noon to 5:00 p.m.

7:30 p.m. BUSINESS

1. One Stop for Growth Grant Application - Route 151 Water Main Extension (10 minutes)
2. Vote to adopt the new LIP Application Process and Review Guidelines, re-establish the LIP Review Advisory Committee, and appoint a Select Board member to the Committee (15 minutes)
3. Project Eligibility Letter for a 40-unit housing proposal at 85 Brick Kiln Road (15 minutes)
4. Falmouth Affordable Housing Fund application for 464 Main Street (10 minutes)
5. Presentation – Resolution Recognizing Cape Cod Rights of Nature – Dr. Betsy Gladfelter (10 minutes)
6. Discuss and consider the approval of a Police Department Traffic Control Official policy (10 minutes)
7. Approve the resubmission of an application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License (5 minutes)
8. License Renewals – 2024 Seasonal and Spring Annual (5 minutes)

SEASONAL COMMON VICTUALLER LICENSE
The Village Café of West Falmouth, 634 West Falmouth Highway

SEASONAL ALL ALCOHOL CLUB and COMMON VICTUALLER LICENSE
Seacoast Shore Association, 7 Farview Lane

LODGING HOUSE LICENSE
Frederick William House, 594 Palmer Avenue
Heights House, 25 Harbor Avenue
Inn on the Sound, 313 Grand Avenue
Inn on the Square, 40 North Main Street
The Captains Manor Inn, 27 North Main Street
Woods Hole Inn, 28 Water Street, Unit D

SECOND-HAND DEALER LICENSE
Boutique on the Buy Way, 47 North Main Street
Cape Cod Gold & Silver, 424 Main Street

Hope Restored, 655 Boxberry Hill Road
Trendy Tots, 426 Main Street

ENTERTAINMENT LICENSE
Seacoast Shore Association, 7 Farview Lane

SUNDAY ENTERTAINMENT LICENSE
Seacoast Shore Association, 7 Farview Lane

BOWLING ALLEY LICENSE
Trade Center Bowl, 89 Spring Bars Road
Timber, 23 Town Hall Square

POOL TABLE LICENSE
AMVETS, 336 Palmer Avenue
Trade Center Bowl, 89 Spring Bars Road

MOVIE THEATER LICENSE
Falmouth Cinema Pub, 137 Teaticket Highway

8:50 p.m. CONSENT AGENDA

1. Licenses

- a. Approve application filed by the Cape Verdean Club Falmouth, Inc., 126 Sandwich Road, East Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License
- b. Approve application filed by the Falmouth Yacht Club, 290 Clinton Avenue, Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License
- c. Approve application filed by Woods Hole Golf Club, Inc., 130 Quissett Avenue, Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License
- d. Approve application filed by Woods Hole Inn LLC, 28 Water Street, Unit D, Woods Hole, for a Change of Manager of its Lodging House License
- e. Approve application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano's Casino by the Sea) of its All Alcohol Common Victualler License
- f. Approve application for a Special One-Day Wine and Malt Liquor License – Gray Matter Marketing – Cape Cod Brew Fest – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Saturday, 9/21/24
- g. Approve application for a Special One-Day Wine and Malt Liquor License – Barnstable County Agricultural Society – Barnstable County Fair – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Monday, 7/22/24 – Sunday, 7/28/24
- h. Approve application for a Sunday Entertainment License – Barnstable County Agricultural Society – Barnstable County Fair – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Sunday, 7/28/24

2. Administrative Orders

- a. Approve request from the Water Quality Management Committee to apply for a grant for preparing Comprehensive Watershed Management Plans
- b. Approve request for variance to Sign Code §184-32 Off-Premises Signs: Falmouth Art Market – Art Market on Tuesdays, 6/25/24 – 8/27/24
- c. Approve request for variance to Sign Code §184-32 Off-Premises Signs: North Falmouth Congregational Church, and a request for a Grant of License for the placement of three informational signs on town property
- d. Approve expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024
- e. Approve Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane

- f. Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 125' (feet) of 1-4" conduit under town road near the intersection of Raymond Street. This work is necessary to provide electric service to 111 Jericho Path.
- g. Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 48' (feet) of 1-3" PVC conduit under town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to newly installed handhole 72/17H-A on customers property. This work is necessary to provide electric service to 169 Walker Street.

8:55 p.m. MINUTES

1. Review and Vote to Approve Minutes of Meetings
 - a. Public Session – June 27, 2022 (#1, 2 and 3); October 30, 2023; March 25, 2024; April 1, 2024; April 8, 2024
 - b. Vote to Release Executive Session – February 12, 2024

9:00 p.m. TOWN MANAGER'S SUPPLEMENTAL REPORT

9:05 p.m. SELECT BOARD REPORTS

9:15 p.m. ADJOURN

Nancy Robbins Taylor, Chair
Select Board

OPEN SESSION

3. Proclamation – Newcomers Club of Falmouth 40th Anniversary



PROCLAMATION

- WHEREAS The Newcomers Club of Falmouth was founded in 1984 by Marie Feeney, who had recently moved to Falmouth, as a way to meet people and form new friendships; and
- WHEREAS Ten women attended the initial meeting in Marie's living room. The Club quickly expanded, adding members (including men), social events, and activities; and
- WHEREAS The club has grown to over 700 members with more than 70 opportunities to connect including kayaking, hiking, book clubs, singles groups, sunset sails on the Island Queen, evenings at the Commodores baseball games, and programming to inform and educate members about the community; and
- WHEREAS The Newcomers Club of Falmouth also provides a source of volunteers for the Town of Falmouth by hosting a Volunteer Fair where local organizations present opportunities for Club members to give back to the community; and
- WHEREAS The Newcomers Club of Falmouth is a social club that welcomes and affirms the diversity in our community; and
- WHEREAS The purpose of the Club is to create opportunities for members to foster friendship through social events, programs and activities to increase their knowledge of the community; and
- WHEREAS The Newcomers Club of Falmouth is open to individuals and couples who have moved to town in the last five years or who have had a recent life-changing event such as retirement, divorce or death of a partner.

NOW, THEREFORE, We Nancy Robbins Taylor, Edwin P. Zylinski II, Douglas C. Brown, Onjalé Scott Price and Robert P. Mascali as Select Board of the Town of Falmouth, by the authority vested in us, do hereby PROCLAIM

2024 AS THE 40th ANNIVERSARY OF THE NEWCOMERS CLUB OF FALMOUTH

IN WITNESS THEREOF, we have hereunto set our hand and caused the great seal of the Town of Falmouth, Massachusetts to be affixed on this 22nd day of April, 2024.

Nancy Robbins Taylor, Chair

Onjalé Scott Price

Edwin P. Zylinski II, Vice Chair

Robert P. Mascali

Douglas C. Brown

SELECT BOARD

Diane Davidson

From: Mary Sue Englund [REDACTED]
Sent: Wednesday, April 10, 2024 2:31 PM
To: Falmouth Selectboard
Cc: Beth Whelan
Subject: Recognizing Falmouth Newcomers Club 40th Anniversary

Hello,

This year marks the 40th Anniversary of the Falmouth Newcomers Club, with a current membership of over 700. The text of our press release published recently in the Falmouth Enterprise is below.

Would it be possible for the Town to issue a proclamation or citation to our Club commemorating this anniversary? If so, we would like to invite you to attend an upcoming Newcomers event to present the citation in person. One possible event would be the installation of the new board of directors on June 3 at 4 pm at the Navigator Club.

Please let me know. Thank you!

Mary Sue Englund

FOR IMMEDIATE RELEASE

March 12, 2024

Contact: Mary Sue Englund
VP Publicity
[REDACTED]
[REDACTED]

NEWCOMERS CLUB TURNS 40

The Newcomers Club of Falmouth, a social club fostering friendship among its members, celebrates its 40th year in 2024. The Club will mark the anniversary at a variety of activities including a Spring Dinner Dance in April and a Clambake in June.

In 1984, Marie Feeney, who had recently moved to Falmouth, started the Newcomers Club as a way to meet people and form new friendships. Ten women attended the initial meeting in Marie's living room. The Club quickly expanded, adding members (including men), social events, and activities. Marie has since moved away from Falmouth, but she noted in a recent conversation, "I'm so happy Newcomers kept going and other people joined in to help each other while making long-lasting friendships."

The Club has grown to over 700 members with more than 70 opportunities to connect including kayaking, hiking, book clubs, singles groups, sunset sails on the Island Queen, evenings at the Commodores baseball games, and programming to inform and educate members about the community. "There is something for everyone in Newcomers," said current President Ann Marie Cunha.

The Club also provides a source of volunteers for the Town of Falmouth. The Club hosts a Volunteer Fair where local organizations present opportunities for Club members to give back to the community.

The Newcomers Club of Falmouth is a social club that welcomes and affirms the diversity in our community. Its purpose is to create opportunities for members to foster friendship through social events, programs, and activities and to increase their knowledge of the community. The Club is open to individuals and couples who have moved to town in the last five years or who have had a recent life-changing event such as retirement, divorce or death of a partner. Annual dues are \$40 per person. More information about the club and how to join is at www.falmouthnewcomers.org.

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OPEN SESSION

COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - a. Cape Cod Commission – John Druley



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.a.

ITEM TITLE: Interview, vote and appoint committee members: Cape Cod Commission-
John L. Druley

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Letter from Chair of Cape Cod Commission, List of Town Committee
Vacancies, Appointment Letter of John Druley to Cape Code Commission dated January 8, 2024

PURPOSE:

The Select Board is requested to conduct an interview and vote on the appointment of applicant Mr. John L. Druley to serve as the Falmouth representative on the Cape Cod Commission.

BACKGROUND/SUMMARY:

- Applicant John L. Druley submitted his application form to serve on the Cape Cod Commission on December 12, 2023, and on January 8, 2024 the Select Board voted to appoint him to serve an unexpired term on the Commission through April 24, 2024.
- The Chair of the Commission, Harold W. Mitchell, sent a letter to the Select Board on March 5, 2024 requesting that Mr. Druley or another individual be appointed to serve the upcoming 3-year term from April 25, 2024 through April 24, 2027.

- Mr. Druley has expressed interest in serving the upcoming 3-year term as the Falmouth representative on the Cape Cod Commission.
- Mr. Druley, a Falmouth native, is a real estate developer with significant experience in affordable housing development and property ownership experience; he currently sits as a member of the Falmouth Planning Board and is a past member of the Falmouth Zoning Board of Appeals (1990-1999).

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board vote to appoint applicant John L. Druley as the Falmouth representative on the Cape Cod Commission with a term expiring April 24, 2027.

OPTIONS:

- Motion to appoint Mr. John L. Druley to serve as the Falmouth representative on the Cape Cod Commission with a term expiring April 24, 2027;
- Motion to deny the appointment of Mr. John L. Druley to serve as the Falmouth representative on the Cape Cod Commission with a term expiring April 24, 2027.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board vote to appoint applicant John L. Druley as the Falmouth representative on the Cape Cod Commission with a term expiring April 24, 2027.

Michael Renshaw

Town Manager

4/17/2024

Date

Cape Cod Commission – Falmouth Representative (3-year terms)

One position:

- Term effective April 25, 2024 through April 24, 2027

One applicant:

- John L. Druley (incumbent, filled unexpired term ending 4/24/24)

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

March 5, 2024

Nancy Robbins Taylor, Chair
Board of Selectmen
Town of Falmouth
59 Town Hall Square
Falmouth, MA 02540

RE: Falmouth Representative to the Cape Cod Commission

Dear Selectmen:

As you know, towns are requested to appoint a representative to the Cape Cod Commission for a term of three years. Although John Druley was appointed in January, his term is due to expire on April 24, 2024.

Mr. Druley has expressed interest in continuing to serve as the Falmouth Representative to the Cape Cod Commission for another term. Therefore, at this time, I would ask your Board to either reappoint John Druley or make a new appointment for the **three-year term effective April 25, 2024 through April 24, 2027**. According to legislation, all appointments are for three years and all members must be residents and registered voters in Barnstable County.

Please forward all appointment letters to Lisa Dillon at the Cape Cod Commission office at the address above.

Thank you for your prompt attention to this matter.

Sincerely,

Harold W. Mitchell, Chairman

cc: John Druley, Falmouth Representative



TOWN OF FALMOUTH

Office of the Town Manager & Select Board

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone: (508) 495-7320

townmanager@falmouthma.gov

THE COMMONWEALTH OF MASSACHUSETTS The Town of Falmouth

John L. Druley
9 Dylans Way
East Falmouth, MA 02536

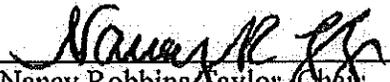
We, the Select Board of the Town of Falmouth by virtue of the authority in us vested by the laws of the Commonwealth, do hereby appoint you

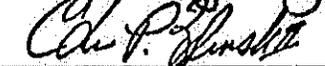
FALMOUTH REPRESENTATIVE – CAPE COD COMMISSION

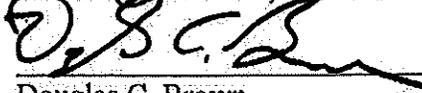
UNTIL APRIL 24, 2024

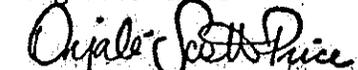
Given at FALMOUTH this 8th day of JANUARY, 2024

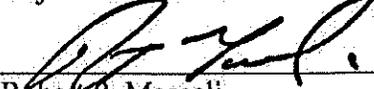
Please present this appointment to the Town Clerk to be sworn into the office of which you have been appointed in order to validate the appointment.


Nancy Robbins Taylor, Chair


Edwin P. Zylinski II, Vice Chair


Douglas C. Brown


Onjala Scott Price


Robert P. Mascali

RECORDED _____ 2024

ATTEST _____ TOWN CLERK

Town Committee Vacancies

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

Committee	Term Until	Preference Date to Apply
Board of Assessors (1 position)	6/30/24	4/5/24
Board of Survey (2 positions)	6/30/24	
Building Code Board of Appeals (1 position)	6/30/25	
Cable Advisory Committee (3 positions)	6/30/24, 6/30/25, 6/30/26	
Cape Cod Commission (1 position)	4/24/27	
Cape Cod Regional Transit Authority (1 position)	6/30/26	
Commission on Disabilities (4 positions)	6/30/24 (2), 6/30/25 (2)	
Conservation Commission (3 alternate positions)	6/30/25 (2), 6/30/26	
Constable (1 position)	6/30/24	
Cultural Council (2 positions)	6/30/24, 6/30/25	
Economic Development & Industrial Corp. (EDIC) (2 positions) (Real Estate experience) (Low Income/Affordable Housing experience)	6/30/25 6/30/26	3/15/24
Edward Marks Building Advisory Committee (1 position)	12/31/24	
Energy Committee (1 position)	6/30/25	
Falmouth Housing Authority (1 position)	Next annual Town election	1/19/24
Freshwater Ponds Advisory Committee (5 positions + 2 alternate positions)		3/29/24
Human Services Committee (1 position)	6/30/24	
Taskforce on Workforce Sustainability (7 – 9 positions)	7/1/26	4/19/24

Applications are available on the Town website <https://www.falmouthma.gov/647/Town-Committees-Commissions-and-Boards>. Please submit applications to the Office of the Town Manager and Select Board, or email to townmanager@falmouthma.gov.

OPEN SESSION

COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - b. Cultural Council – Luke Okoshi-Michel, Paul Courtney

Cultural Council (12 members) (3-year terms)

Two vacancies:

- One unexpired term ending 6/30/24
- One unexpired term ending 6/30/25

Two applicants:

- Luke Okoshi-Michel
- Paul K. Courtney



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.b.

ITEM TITLE: Interview, vote and appoint committee members: Cultural Council - Luke Okoshi-Michel

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Application Forms, List of Cultural Council Members

PURPOSE:

The Select Board is requested to conduct an interview and vote on the appointment of applicant Luke Okoshi-Michel to serve on the Cultural Council as its student member.

BACKGROUND/SUMMARY:

- Applicant Luke Okoshi-Michel submitted his application form to serve on the Cultural Council on March 24, 2024 (copy attached).
- There is currently one (1) unexpired term vacancy on the Council with a terms ending date of June 30, 2024.
- Mr. Okoshi-Michel is an active participant in the Falmouth music scene and has been playing violin since age 4 and the piano since age 7.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board vote to appoint applicant Luke Okoshi-Michel to serve on the Cultural Council to fill an unexpired term ending on June 30, 2024.

OPTIONS:

- Motion to appoint applicant Luke Okoshi-Michel to serve on the Cultural Council to fill the unexpired term ending on June 30, 2024.
- Motion to deny the appointments of applicant Luke Okoshi-Michel to serve on the Cultural Council to fill the unexpired term ending on June 30, 2024.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board vote to appoint applicant Luke Okoshi-Michel to serve on the Cultural Council to fill the unexpired term ending on June 30, 2024.

Michael Renshaw

Town Manager

4/16/2024

Date

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

As a youth representative of the board, I will bring a young person's perspective to the cultural council. I have been actively involved in both music and art in the community through performance-based activities (school, ensembles, performances at Falmouth Arts events) and through arts classes (Art Center and Falmouth Academy). I can help provide insight into what will benefit the younger members of our community.

You may attach a resume to this application.

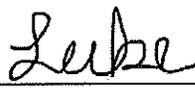
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	George Scharr	FA Arts Chair, Council member	
2.	Caroline Inman	Council Member	
3.	Dan Flonta	Violin Teacher	

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

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

3-24-24
DATE


APPLICANT'S SIGNATURE

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

Luke Okoshi-Michel

137 Shore St, Falmouth, MA 02540

EDUCATION

Falmouth Academy, Falmouth, MA, Class of 2026, GPA = 4.0

Activities and Volunteering

Music - Violin and Piano (2022 - current)

- Violin student of Dan Flonta
 - Lead violin for Mini-Symphony Ensemble
 - Solo performer
- Piano student of Mirella Chisbora, Cape Symphony
- Falmouth Academy
 - Concertmaster of string ensemble (9th and 10th grade)
 - Violinist in International Ensemble (10th grade)
 - Advanced Instrumental Ensemble (9th grade)
 - Participated in Falmouth Academy Summer Music Tour (2022, 2023)
 - Performed at State Music Teachers Conference
- Performed at Chatham Music Club Fundraiser (2024)

Cape Cod Commission Climate Ambassador Program, Cape Cod, 9/22-5/23

- Selected for the high school program to educate, engage, and empower young people on Cape Cod to work together to combat climate change
- Developed, executed, and presented a project on reducing carbon footprint and shared it through community bulletin boards.

MA State Youth Climate Ambassador for the Governor's Office, Virtual, 9/23-5/24

- Selected to be a youth climate ambassador representing Cape Cod
- Council meets monthly to advise the Governor and the Office of Climate Innovation and Resilience on climate policy and actions to make communities more resilient

Soccer

- Falmouth Academy Varsity Team Starter (Fall 2022, Fall 2023)
- Falmouth Recreation Department Soccer Volunteer Coach for 4-5 year old team (Fall 2023)
- Certified Referee, Referee for Falmouth Soccer Club (Fall 2023, Spring 2024)
- AC Independence Club Soccer team (Fall 2022, Winter 2023, Spring 2023, Winter 2024, Spring 2023)
- Falmouth Soccer Club (Spring 2023, Spring 2024)

Tennis

- Falmouth Academy Club Team (Spring 2023, Spring 2024)

Peer Mentor

- Falmouth Academy peer mentor to two 7th grade students (2023-2024 academic year)

Children's School of Science

- Advanced Marine Biology, Summer 2023

AWARDS and HONORS

Music

Erik Menyhart Memorial Scholarship

- Awarded the 1st Erik Menyhart Scholarship for violin performance

Southeastern District Senior Festival

- 1st violin won by audition (7th chair - 2023, 3rd chair - 2024)
- All state audition recommendation (2024)

All Cape Music Festival

- Concertmaster (2024)

Science Fair

9th Grade

- 1st Place Award, SEA Scholarship Award, Falmouth Academy Fair
- 1st place High School Salt Pond Bird Sanctuary Award, Donald Zinn Memorial Scholarship, Falmouth Academy Fair
- Selected to participate in regional science fair

10th Grade

- 1st Place Award, WHOI Scholarship Award, Falmouth Academy Fair
- 1st place High School Salt Pond Bird Sanctuary Award, Donald Zinn Memorial Scholarship, Falmouth Academy Fair
- 3rd Place Regional science fair
- Selected to participate in MA State science fair (April 2024)



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.b.

ITEM TITLE: Interview, vote and appoint committee members: Cultural Council – Paul K. Courtney

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Application Forms, List of Cultural Council Members

PURPOSE:

The Select Board is requested to conduct an interview and vote on the appointment of applicant Paul K. Courtney to serve on the Cultural Council.

BACKGROUND/SUMMARY:

- Applicant Paul K. Courtney submitted his application form to serve on the Cultural Council on April 8, 2024 (copy attached).
- There are currently two (2) unexpired term vacancies on the Council with a term ending on June 30, 2024 and also one vacancy with a term ending on June 30, 2025.
- Paul K. Courtney has been serving as a volunteer photographer at the Music at the Table events since December 2023, and also provides technical assistance and website administration services for the Council (maintains the website).

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board vote to appoint applicant Paul K. Courtney to serve on the Cultural Council to fill an unexpired term ending on June 30, 2025.

OPTIONS:

- Motion to appoint applicant Paul K. Courtney to serve on the Cultural Council to fill the unexpired term ending on June 30, 2025.
- Motion to deny the appointment of applicant Paul K. Courtney to serve on the Cultural Council to fill the unexpired term ending on June 30, 2025.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board vote to appoint applicant Paul K. Courtney to serve on the Cultural Council to fill the unexpired term ending on June 30, 2025.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH

BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM

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

Name: PAUL K. COURTNEY

Address: 81 ALEXANDER BOOKER RD Village: E. FALMOUTH ZIP: 02536

Mailing Address: SAME Village: SAME ZIP: SAME

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident X (date: 5/2018) / Taxpayer _____ (date: _____)

Amount of time you are available to give: 10-20 HOURS / WEEK

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

1. CULTURAL COMMITTEE
2. _____
3. _____

Seeking: Permanent Position Alternate Position

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

Relevant affiliation and work and personal experiences: I have been volunteering to photograph Music at the Table events since December 2023 for the website and social media. I have also provided technical assistance such as managing the move of the Cultural Council website & domain to Squarespace and writing some code to improve the appearance.

Town offices held in Falmouth or elsewhere and dates of years served: N/A

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

Regarding Technology: I have over 25 years experience with software, website management, and information systems. This gives me the knowledge & skills to help the Council manage the website and maintain the digital assets for the site (images, videos, etc.)

Regarding the Arts: My skills with Adobe Lightroom & Photoshop will be useful in editing & preparing images for the web or print and my skills with a DSLR (Nikon D7100) will be useful in documenting events & organizations the Council supports.

You may attach a resume to this application.

List three (3) references:

<u>Name</u>	<u>Title</u>	<u>Phone</u>
1. ALICE KOCIEMBA	CHAIR, CULTURAL COMMITTEE	[REDACTED]
2. THOM HUETTNER		[REDACTED]
3. AFSANA AFZAL	SOLUTIONS ARCHITECT, DATA SERVICES	[REDACTED]

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

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

4/5/2024
DATE

[Signature]
APPLICANT'S SIGNATURE

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

OPEN SESSION

COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - c. Freshwater Ponds Advisory Committee – Kim Comart, William Kerfoot, William Mebane, George Heufelder, Lynn Francis, Steven Solbo

Freshwater Ponds Advisory Committee (5 members, 2 alternate members) (3-year terms)

Five members:

- One term ending 6/30/25
- Two terms ending 6/30/26
- Two terms ending 6/30/27

Two alternate members:

- One term ending 6/30/25
- One term ending 6/30/26

Six applicants:

- Kim Comart
- William Kerfoot
- William Mebane
- George Heufelder
- Lynn Francis
- Steven Solbo

**TOWN OF FALMOUTH
FRESHWATER PONDS ADVISORY COMMITTEE**

Adopted: February 26, 2024

The purpose of the Freshwater Ponds Advisory Committee is to advise the Select Board and Town Manager on the protection and preservation of Falmouth's freshwater ponds and to recommend goals, strategies, action steps, and measurable outcomes that can be integrated into the Town's overall Strategic Plan.

The Freshwater Ponds Advisory Committee shall be appointed by the Select Board in accordance with relevant provisions of the Falmouth Home Rule Charter and Town bylaws.

The Committee shall consist of five (5) members and two (2) alternates. The Select Board shall seek individuals who possess the following knowledge and skills in recruiting and appointing members to this Committee:

- At least two members with strong understanding of freshwater pond science, including water chemistry and hydrology, and pond management, including knowledge of remediation measures.
- At least one member who is knowledgeable about pond protection issues and relevant health issues associated with freshwater ponds, including familiarity with local, state, regional and federal regulations concerning freshwater ponds.
- At least one member with experience in environmentally-friendly landscaping, including using native plants and installing hardy plant barriers along the shoreline to help limit the amount of nutrients entering ponds.
- At least one member who is knowledgeable about stormwater management.
- At least one member with experience and knowledge of Falmouth Town government structure and politics.

Members shall have a demonstrated ability to work effectively in a group process with volunteers, community members, and public officials. Members are expected to attend public meetings and occasional site visits.

The Select Board will appoint members with overlapping three-year terms, with a maximum of three, three-year terms. The meeting schedule and location will be determined by the members of the committee.

Applications are available on the Town website at <https://www.falmouthma.gov/647/Town-Committees-Commissions-and-Boards>. The preference date to apply is Friday, March 29, 2024 by 4:30 p.m. in the Office of the Select Board, 59 Town Hall Square.

On request of the Falmouth Select Board

Publication date: Friday, March 1, 2024; Falmouth Enterprise.



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members- Freshwater Ponds Advisory Committee- Kim Comart

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Mr. Kim Comart, who has submitted his application to serve for a three-year term on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026
- Mr. Comart submitted his application to serve on the Freshwater Ponds Advisory Committee on March 28, 2024.
- Mr. Comart has over 45 years of experience in non-profit management, organizing, public interest law, and government service; he is the founder of the Deep Pond Preservation Project as well as the founder of the Falmouth Pond Coalition.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Mr. Kim Comart to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.

OPTIONS:

- Motion to appoint Kim Comart to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.
- Motion to appoint Kim Comart to serve on the Freshwater Ponds Advisory Committee for some other designated term ending date.
- Motion to deny the appointment of Kim Comart to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board appoint Mr. Kim Comart to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH
BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM

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

Name: Kim Comart

Address: 17 Strand Way Village: Hatchville ZIP: 02536

Mailing Address: 17 Strand Way Village: Hatchville ZIP: 02536

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident X (date: 2012) / Taxpayer X (date: 2012)

Amount of time you are available to give: Whatever is required to help make the Committee successful.

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

1. Freshwater Ponds Advisory Committee
2. _____
3. _____

Seeking: Permanent Position Alternate Position

Have you attended any meetings of the committee for which you are applying? N/A

Relevant affiliation and work and personal experiences: I have been active in protecting Falmouth's freshwater ponds as a founder of the Deep Pond Preservation Project and as the founder of the Falmouth Pond Coalition (FPC). I have 45+ years of experience in non-profit management, organizing, public interest law, electoral politics, and government service. I am deeply committed to the mission of this Committee.

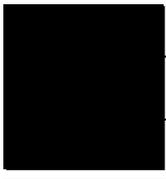
Town offices held in Falmouth or elsewhere and dates of years served: I briefly served as a Town Meeting member for a few months in 2023, filling the unexpired term of Megan English Braga. I have not

held a town office elsewhere. I am likely to be a candidate for Town Meeting this May.

Briefly describe the particular skills you feel you will add to the committee or board: I have strong
skills in strategic planning, meeting facilitation, organizing, and bringing groups to agreement. As an
attorney, I have learned the importance of research, planning, and logically approaching issues or questions
I understand the importance of building relationships in my work, open communication, and delivering on
my commitments. I believe I have good communication skills. I am a hard worker and hold myself
to high standards in my work. While I don't have a science or engineering background, I have a
strong understanding of the issues facing freshwater ponds and the larger issues around protecting our
waters. Finally, I love Falmouth and very much want to contribute to the well-being of the Town.

You may attach a resume to this application.

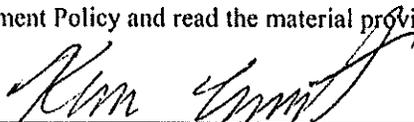
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	<u>Lucinda Keith</u>	<u>FPC Board Member</u>	
2.	<u>Mark Kasprzyk</u>	<u>Fal. Conservation Agent</u>	
3.	<u>Steve Rafferty</u>	<u>WQMC Chair</u>	

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

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

3-38-24
DATE


APPLICANT'S SIGNATURE

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

COMART AND ASSOCIATES

About the Principal: Kim Comart

Founder and principal of Comart and Associates, Kim Comart has over 45 years of experience in consulting, non-profit management, philanthropy, law, electoral politics, and government. His career has involved comprehensive work with hundreds of non-profit organizations, foundations, and government agencies. He has managed the design and implementation of strategic plans, organizational restructurings, staff and board trainings, fundraising campaigns, program evaluations, and special initiatives. He has served as interim executive director of non-profit organizations and served as a coach and advisor to many executive directors and boards of directors. Through his varied experiences, Mr. Comart has developed a solid understanding of the non-profit sector, the philanthropic community, the health and human service system, neighborhood issues, government, and electoral politics.

Mr. Comart works closely with each client to understand the background and needs of the organization and to develop a customized approach to its particular circumstances. His objectives are to help the client:

- develop clear goals, strategies and timetables that are realistic in light of the available resources;
- formulate and implement practical "on-the-ground" plans;
- meaningfully involve all relevant stakeholders;
- identify and access new resources;
- position the organization to take advantage of strategic opportunities.

Mr. Comart possesses strong written and verbal communications skills, including being conversant in Spanish. His career has required a steady stream of writing -- strategic and business plans, fund development plans, grant proposals, program evaluations, government reports and legal documents. He is a seasoned facilitator, with many years of training and experience. He has a strong track record in strategic planning, management, fundraising, grantmaking, program development and evaluation.

As Vice President for Community Investments at the United Way, Mr. Comart managed the granting of over \$20 million annually to virtually every human service endeavor. Serving as United Way's Director of Initiatives and Allocations, he convened hundreds of individuals and organizations to design and implement a collaborative early childhood initiative called "Success By 6". He also directed multi-million-dollar childcare and housing programs that have been replicated throughout the country by local United Ways and foundations.

Mr. Comart's political and government career includes serving as legal counsel and government relations director for a state agency, managing electoral and ballot initiative campaigns, community and labor organizing, helping state and local officials secure federal grants, and drafting legislation. As an attorney, he has a solid background in public interest litigation and resource development for his colleagues in the law.

COMART & ASSOCIATES
Offices in Newton and Falmouth, Massachusetts

www.comartandassociates.com

CAREER SUMMARY

40+ years in consulting, philanthropy, human services, government, law, community organizing and electoral politics. Strong track record in program and organizational development, strategic planning, executive coaching, interim management, fundraising, grantmaking, evaluation and mergers. Excellent communication and organizational skills. Conversant in Spanish.

CAREER HISTORY

Principal, Comart & Associates, Newton, MA: June 1995 - present

Provide consulting services to community-based organizations, private and corporate foundations, United Ways, and government agencies, in the areas of program and organizational development, strategic planning, coaching, interim management, fundraising, grantmaking, marketing, evaluation and mergers. Have served 140+ clients and completed 350+ projects. Provide consulting services to community-based organizations, private and corporate foundations, United Ways, and government agencies, in the areas of program and organizational development, strategic planning, coaching, interim management, fundraising, grantmaking, marketing, evaluation and mergers. Have served 140+ clients and completed 350+ projects. Clients have included Barr Foundation, Black Ministerial Alliance, Boston After School & Beyond, Boston Foundation, Boston Health Care for the Homeless, Cambridge Family & Children's Services, Cape Cod Foundation, Connecticut Council for Philanthropy, Consumers Union, Health Resources in Action, Hyams Foundation, Hyde Square Task Force, Jamaica Plain Neighborhood Development Corporation, Liberty Bank Foundation, New Art Center, Nurtury, Partners HealthCare, Public Conversations Project, RAW Art Works, United Way of Massachusetts Bay, Wellesley College Centers for Women, Youth Enrichment Services.

Vice President, Community Investments, United Way, Boston, MA: March 1994-May 1995

Managed the granting of \$20+ million to United Way member agencies in greater Boston. Supervised seven-person professional staff who worked with 200+ community volunteers to review agencies and determine funding. Staffed volunteer committee that oversaw allocation process. Co-managed department research and planning functions, budget, and personnel. Staffed volunteer committees of "Success By 6" early childhood development initiative. Represented United Way with media, government, donors, and funders.

Initiatives and Allocations Director, United Way, Boston, MA: October 1989-February 1994

Managed collaborative funding initiatives to address priority community needs in collaboration with corporate and community leaders, volunteers, and foundations. Directed planning and implementation of Success By 6 early childhood development initiative. Directed multi-year, multi-million-dollar childcare and housing initiatives. Responsible for fundraising and public policy advocacy related to the initiatives. Managed allocation process and agency relations for 50 United Way member agencies. Provided analyses of agency services, management, and finances; conducted site visits and allocation conferences; developed funding recommendations for volunteer committee to determine annual allocations of approximately \$8 million.

Legal Counsel and Director of Government Relations, Massachusetts Council on the Arts and Humanities, Boston, MA: April 1986-May 1989.

Legal Counsel to gubernatorially-appointed board and staff of second largest state arts agency in the country. Supervised department staff; developed political and legislative strategy for agency; planned and organized annual Arts and Humanities Appreciation Days at State House for approximately 500 participants; created and managed program which developed affordable live/workspace for artists; drafted legislation; chaired Boston Bar Association Lawyers and the Arts Legislative Committee; wrote and negotiated contracts with over 750 vendors; developed program guidelines.

Policy Analyst, Governor's Office of Federal Relations, Boston, MA: April 1985-April 1986.

Represented state and local officials through this office in securing federal grants for human services programs. Drafted legislation; intervened in federal rule making proceedings; prepared Congressional testimony for Governor; produced analysis of federal budget impact on the Commonwealth; initiated and produced bi-monthly newsletter; organized informational workshops for municipal officials.

Legislative Consultant, Massachusetts Fair Share, Boston, MA: January 1985-April 1985.

Developed auto insurance reform proposals and presented them to the state legislature on behalf of this statewide consumer organization.

Campaign Field Director, John Houston for State Senate, Worcester, MA: June 1984-Nov. 1984.

Directed field operation of over 700 volunteers and staff for this successful campaign against a long-term incumbent; formulated campaign strategy, position papers and literature; represented candidate in public forums and media appearances.

Assistant Director, Public Interest Clearinghouse, San Francisco, CA: October 1982-Sept. 1983.

Developed training programs, organized skills training workshops, and provided other resources for attorneys and other public interest advocates.

Attorney, Sutter County Public Defender's Office, Yuba City, CA: April 1982-September 1982.

Defense attorney in criminal trial.

Field Coordinator, California Common Cause, San Francisco, CA: February 1982-May 1982.

Co-authored proposed state constitutional amendment to reform the reapportionment process and coordinated a successful campaign to qualify the proposal for the ballot.

Fundraising Consultant, Fundraising for Non-Profits, Oakland, CA: February 1982-May 1982.

Provided fundraising expertise and designed promotional materials for fund solicitation campaigns.

Attorney, Law Offices of A. Lee Sanders, Esq., Oakland, CA: March 1981-September 1982.

Associate in law firm that specialized in personal injury and public interest litigation.

Co-Field Director, Wilson for Mayor, Oakland, CA: February 1977-June 1977.

Co-directed field operation of over 1,000 volunteers and staff in successful mayoral campaign.

State Field Operation Co-Director, Ramsey Clark/Senate '76, New York: Oct. 1975-Sept. 1976.

Co-directed statewide field operation of over 4,000 volunteers and staff for U.S. Senate campaign.

EDUCATION AND AFFILIATIONS

EDUCATION

B.A., Political Science, Northwestern University, Evanston, IL, 1975.

J.D., Northeastern University School of Law, Boston, MA, 1980.

CURRENT AFFILIATIONS

Massachusetts State Bar Association

Center for Self-Leadership

Massachusetts Nonprofit Network

Third Sector New England/MissionWorks



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members- Freshwater Ponds Advisory Committee- William B. Kerfoot

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Mr. William B. Kerfoot, who has submitted his application to serve for a three-year term on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026

- Mr. Kerfoot submitted his application to serve on the Freshwater Ponds Advisory Committee on March 8, 2024.
- Mr. Kerfoot’s biography indicates he is very knowledgeable in the areas of pond protection and related health issues, having worked with federal (EPA), state (Ma DEP) and local governments; he holds a Ph.D. in Biology, and served as both the Director, Environmental Management Institute with the Division of Environmental Devices Corporation in Marion, MA as well as an Assistant Scientist with the Woods Hole Oceanographic Institution as Project Manager of the “Cape Cod Renovation and Retrieval System.”

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Mr. William B. Kerfoot to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.

OPTIONS:

- Motion to appoint William B. Kerfoot to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.
- Motion to appoint William B. Kerfoot to serve on the Freshwater Ponds Advisory Committee for some other designated term ending date.
- Motion to deny the appointment of William B. Kerfoot to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

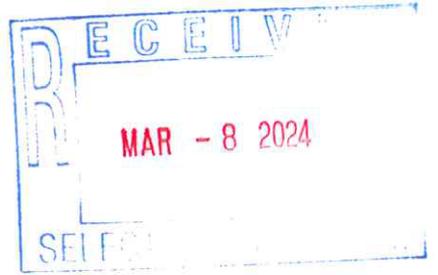
The Town Manager recommends that the Select Board appoint Mr. William B. Kerfoot to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2027.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH

**BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM**

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

Name: WILLIAM B. KERFOOT

Address: 49 RANSOM ROAD Village: FALMOUTH ZIP: 02540

Mailing Address: _____ Village: _____ ZIP: _____

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident 53 (date: _____) / Taxpayer 49 (date: 1975)

Amount of time you are available to give: WEEKLY MEETINGS

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

1. FRESHWATER PONDS ADVISORY COMMITTEE
2. _____
3. _____

Seeking: Permanent Position VOLUNTEER Alternate Position

Have you attended any meetings of the committee for which you are applying? NO - NEW COMMITTEE

Relevant affiliation and work and personal experiences: A SHORT BIO IS ATTACHED.

KNOWLEDGEABLE ABOUT POND (LAKE) PROTECTION ISSUES AND HEALTH ISSUES ASSOCIATED WITH FRESHWATER POND, WORKED WITH FEDERAL (EPA), STATE (MA DEP), COUNTY, AND LOCAL GOVTS.

Town offices held in Falmouth or elsewhere and dates of years served: 10 YRS

SEE ATTACHED: ADVISOR TO COUNTY COMMISSION (APPOINTED)

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

BROAD KNOWLEDGE OF LAKE MODELING OR
MORE SIMPLISTIC NUTRIENT LOADING MODELS
(VOLLENWEIDER, DILLON, ETC) FOR LAKE (PAWD)
EUTROPHICATION. I HAVE HAD 12 YEARS EXPERIENCE WITH
HAZARDOUS MATERIALS AS A MASS LSP AND INVENTED
THE SEPTIC LEACHATE DETECTOR AND GROUNDWATER FLOW
METER (HAFM) FOR CHARACTERIZING SEPTIC IMPACTS.
OVER 50 LAKES EVALUATED (EPA, DEP CLEAN LAKES PROGRAM)

You may attach a resume to this application. ATTACHED

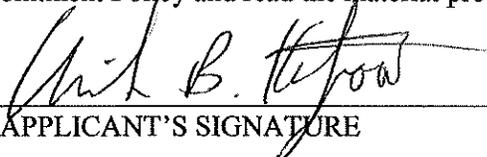
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	<u>GEORGE HEUFELDER</u>	<u>BOARD OF HEALTH</u>	
2.	<u>SAM PATTERSON</u>	<u>FAMILY SELECTMAN</u>	
3.	<u>JOHN DOWLING</u>	<u>HARVARD PROF.</u>	

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

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

3/7/2024
DATE


APPLICANT'S SIGNATURE

I AM NOT A ROBOT

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

WILLIAM B. KERFOOT

President, Kerfoot Technologies, Inc.
49 Ransom Road, Falmouth, Massachusetts 02649

Education

B. A. University of Kansas, 1966
Ph.D. Harvard University, 1970, Biology

Honors

NSF Undergraduate Traineeship, 1962-1966
Phi Beta Kappa, 1966
Honorary Woodrow Wilson Fellow, 1966
Member, Sigma Xi, 1966
NSF Predoctoral Fellow, 1966
NSF Postdoctoral Fellow, 1971
IR 100 Award, Top 100 New Industrial Products, 1977

EPA Commendation, Region 1, 1987

Member

Association for Environmental Health and Sciences (AEHS), Scientific Advisory Board
National Ground Water Association (NGWA)
International Ozone Association (IOA)

Special Qualifications

Licensed Site Professional (hazardous waste sites), State of Massachusetts, #4276 - (12 yrs.)
Expert witness, Groundwater Hydrology, Biology, Rhode Island and Massachusetts

Professional Experience

- President, Kerfoot Technologies, Inc., Mashpee, Massachusetts, 1978-present
- Director, Environmental Management Institute, Div. of Environmental Devices Corporation, Marion, Massachusetts, 1975-1978
- Assistant Scientist, Woods Hole Oceanographic Institution, Project Manager "Cape Cod Water Renovation and Retrieval System", 1971-1975

Project Management Experience (selected)

- Oil spill cleanup, Chatham Fire Station Complex, Chatham, MA 2014 -
- Fuel oil spill cleanup, Westport Sand and Gravel, Cardi Corporation, 2012
- Pilot-Scale C-Sparge™ System for HVOC Contaminated Groundwater, E&E and US EPA START Program, December 2000
- Ashumet Pond, A Diagnostic/Feasibility Study, Falmouth and Mashpee, DEP, Clean Lakes Program, 1990
- Cumulative Impact of Development on Surface Water Bodies, Falmouth Planning Board, Falmouth, MA, 1983
- Consultant, EPA Region V, Lower Cost Lake Protection Program, 1979-1989

Associations

- Founder, Oyster Pond Environmental Trust, 1990; Director, 1991 to present
- Trustee, Spohr Gardens Charitable Trust, Falmouth, MA, 2003 to present
- Board of Directors, Association for Preservation of Cape Cod, 1978-1990
- Rotary Club of Falmouth, 1997 – present; President, 2007-2008; current, Board of Directors
- Board of Scientific Advisors, AEHS Foundation, Association for Environmental Health and Sciences Foundation

Patents Issued (100+) - Selected

- Soil Gas Probe – U.S. Patent No. 4,804,050
- Microporous Diffusion Apparatus (ozone sparging) - U.S. Patent Nos. 5,855,775; over 10 others
- Groundwater Flow Meter - U.S. Patent No. 4,391,137; Canadian Patent No. 1,172,872 -(Kerfoot, W. B. & S. Skinner)
- Groundwater and Subsurface Remediation - U.S. Patent No. 6,582,611B, (Kerfoot, W.B.)
- Nano-Bubble Generator and Treatments – U.S. Patent No. 8,678,354 (Kerfoot, W.B.)
- Enhanced Reactive Ozone – U.S. Patent No. 8,906,241 (Kerfoot, W.B.)
- Method and Apparatus for Treating Perfluoroalkyl Compounds, U.S. Patent No. 9,694,401 (Kerfoot, W.B.)

Selected Publications (Author of 60+)

Consultant to Wapora, Region 5 EPA, 1981, Generic Environmental Impact Statement for Wastewater Management in Rural Lake Areas, Water Division, 230 South Dearborn Street, Chicago, Illinois 60604 (10 Years)

K-V Associates and IEP, 1991, Ashumet Pond, A Diagnostic/Feasibility Study, Volume 1, Prepared for Towns of Falmouth and Mashpee and The Commonwealth of Massachusetts, Department of Environmental Protection, Division of Water Pollution Control, Clean Lakes Program.

Kerfoot, W. B. 1985. The Use of Direct- Reading Groundwater Flowmeters and Water Levels to determine the Recovery Zone of a pumping Well. Fifth National Symposium on Aquifer Restoration and Groundwater Monitoring, National Water Well Association, Dublin, OH.

Kerfoot, W. B. 1986. Monitoring Well Construction and Recommended Procedures for Direct Groundwater Flow Measurements. Symposium on Field Methods for Ground Water Contamination Studies and their Standardization. Sponsored by ASTM Committees D-19 on Water and D-18 on Soil and Rock, Cocoa Beach, FL.

Kerfoot, W.B., 2007. "Coated Ozone Microbubbles Speed Groundwater Cleanup," Pollution Engineering, April, 4 pp.

Kerfoot, W.B., 2011. "The BISCO Concept: Biological-Compatible In-Situ Chemical Oxidation with Coated Microbubble Ozone." International Ozone Association, North American Joint Regional Conference, Toronto, Ontario, Canada.

Kerfoot, W.B. and D. Strajin, 2012. "Perfluorocompound Treatment by Peroxide-Coated Nanobubble AOP." The 28th Annual International Conference on Soils, Sediment, Water, and Energy, AEHS Foundation, Amherst, MA.

Kerfoot, W.B. and D. Strajin, 2014. "Perfluorocompound Treatment by Peroxide-Coated Nanobubble Ozone." The Ninth International Conference on Remediation of Chlorinated and Recalcitrant Compounds, Monterey, California, May 19-22.

Kerfoot, W.B., B. Baumgaertel and G. Heufelder, 2021. "In-Situ Removal of PFAS." Soil, Sediment & Water, March-April.

Kerfoot, W.B., 2021. "OCCAM Razor for Degrading PFOS." 37th Annual Conference on Soils, Sediments, Water and Energy, AEHS Foundation.

HONORS Selected

William B. Kerfoot, Listed, First Edition of "Who's Who in Frontier Science and Technology, 1984-1985, the Marquis Who's Who Publications Board

William Buchanan Kerfoot, awarded February 1988, Men of Achievement ,Thirteenth Addition, International Biographical Centre, Cambridge, England

The U.S. EPA commends William B. Kerfoot " In recognition and appreciation for noteworthy contributions and special achievements in environmental protection services" 1987, Michael Deland, Regional Administrator and Paul Keough, Deputy Regional Administrator

Certificate of Recognition, William B. Kerfoot, PhD for Your Contribution to the NGWA Midwest Focus Groundwater Conference, Oct 7-8, 1999, National Groundwater Association

William Kerfoot

To: Michael Renshaw
Cc: William Kerfoot
Subject: Town's Freshwater Pond Committee

Dear Michael:

I read about the formation of a Freshwater Pond Committee for the Town of Falmouth. I think that my background in freshwater ponds and lakes with EPA, the County and Falmouth, that I could add certain values and knowledge to the committee. As a consultant in my earlier years, I studied many of the major ponds in town and prepared reports to DEP concerning them. I also invented the Heat pulse groundwater flowmeter and septic leachate detector which have been used to measure contaminant loading and flushing rates for lakes and ponds.

Bill Kerfoot

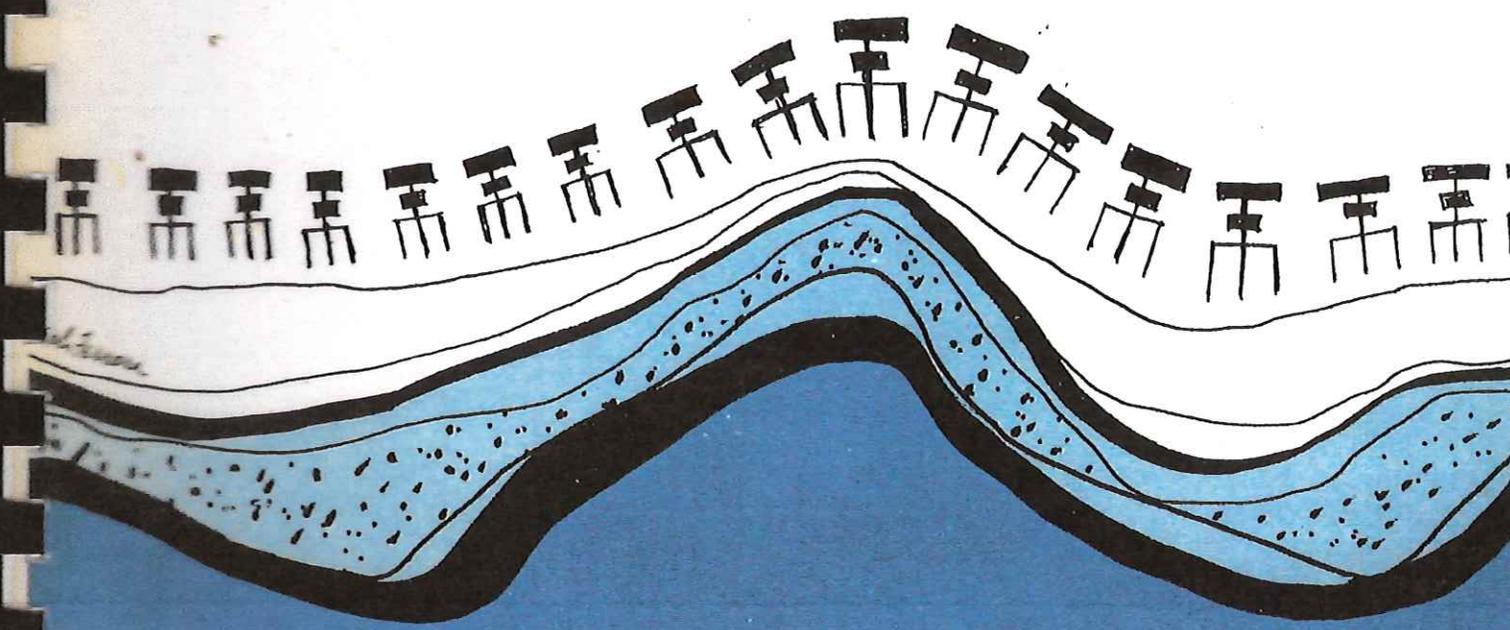




United States
Environmental Protection
Agency
Region V

Water Division
230 South Dearborn Street
Chicago, Illinois 60604

September



Alternative waste treatment systems for

RURAL LAKE PROJECTS

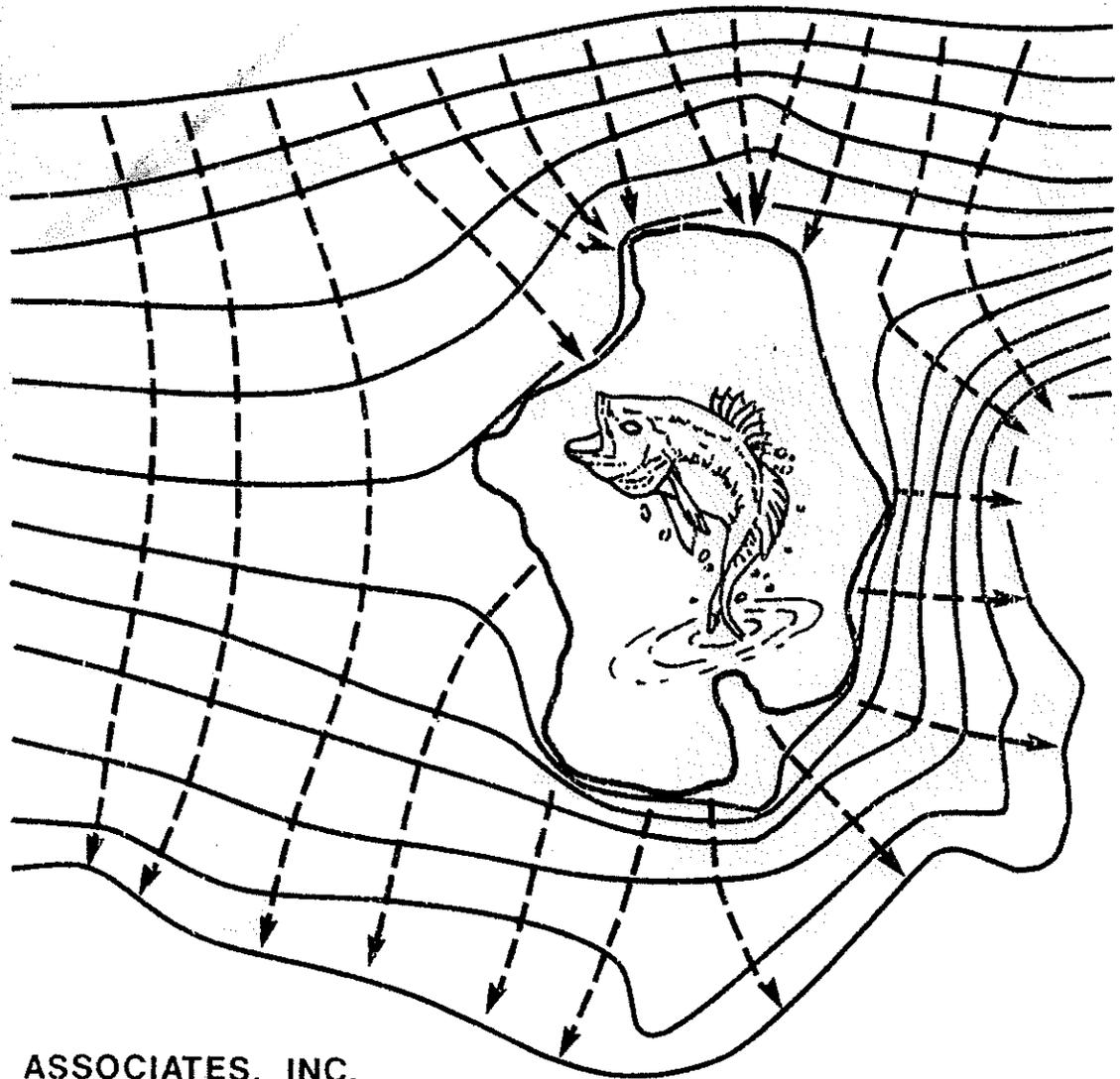
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ENVIRONMENTAL

ASHUMET POND

FALMOUTH/MASHPEE, MASSACHUSETTS

A DIAGNOSTIC/FEASIBILITY STUDY



K-V ASSOCIATES, INC.
FALMOUTH, MASSACHUSETTS

and

IEP, INC.
BARNSTABLE, MASSACHUSETTS

VOLUME 1
DIAGNOSTIC



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members - Freshwater Ponds Advisory Committee - William N. Mebane

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Mr. William N. Mebane, who has submitted his application to serve for a three-year term on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026
- Mr. Mebane submitted his application to serve on the Freshwater Ponds Advisory Committee on March 19, 2024.
- Mr. Mebane’s biography indicates he possesses over 40 years of experience as an aquatic biologist, twenty-two years of which he served as an aquaculture engineer at the Marine Biological Laboratory.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Mr. Willaim N. Mebane to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.

OPTIONS:

- Motion to appoint William N. Mebane to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.
- Motion to appoint William N. Mebane to serve on the Freshwater Ponds Advisory Committee for some other designated term ending date.
- Motion to deny the appointment of William N. Mebane to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board appoint Mr. Willaim N. Mebane to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH

**BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM**

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

Name: William N. Mebane

Address: 33 Ridgeview drive Village: Falmouth ZIP: MA

Mailing Address: same Village: _____ ZIP: _____

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident 30 (date: 1992) / Taxpayer 30 (date: 1992)

Amount of time you are available to give: 3-4 hrs/wk

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

1. Falmouth Pond Coalition
2. _____
3. _____

Seeking: Permanent Position Alternate Position

Have you attended any meetings of the committee for which you are applying? no

Relevant affiliation and work and personal experiences: 40 yrs experience as aquatic biologist, 22 yrs as aquaculture engineer @ the Marine Biological Lab

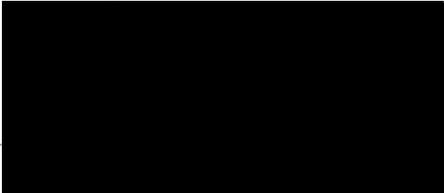
Town offices held in Falmouth or elsewhere and dates of years served: N/A

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

Well versed in marine & fresh water chemistry
Avid fisherman fresh/salt
40+ yrs. experience w/ water quality mgmt

You may attach a resume to this application.

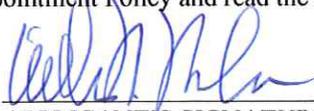
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	Alan Robinson	Dir. Solid Waste	
2.	Rob Reynolds	Zephyr Education	
3.	Dave Bailey	W/TOI scientist	

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

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

3/19/2024
DATE


APPLICANT'S SIGNATURE

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

WILLIAM N. MEBANE

32 Ridgeview Drive, Falmouth, MA 02540
[REDACTED]

CURRICULUM VITAE SUMMARY

Over 25 years experience in design, engineering, construction, installation, modification, service and repair of sophisticated computerized life support systems, primarily for aquatic and marine organisms used in biomedical research. Strong aptitude for designing and trouble-shooting automated control systems, and mechanical components, used in biomedical and environmental monitoring. Unique ability to work with international and domestic end-users, and team engineers in design and delivery of effective systems. Expertise also includes lecture presentations, conducting training seminars, and on-site engineering and market support.

PROFESSIONAL EXPERIENCE

- *Pentair, Inc. (formerly Aquatic Eco-Systems, Inc.)*
Contracted Consultant, 1998 – Current

Originated concept and designed advanced laboratory systems for housing aquatic organisms used in biomedical research. Resulting spin-off company—Aquatic Habitats Inc.—revolutionized industry and became largest supplier of automated computer controlled aquatic life support holding systems in the world. Served research and development branch as prototype designer and builder for modifications and specialized ancillary systems in consultation with Principal Investigators. Conducted hands-on site visits and supervision for system installation, upgrade and repair throughout North America.

- *Equatorial Feeds, LLC*
President and Chief Operating Officer, 2015-17; Consultant, 2011-15

Built and directed \$1,000,000 research and development venture project for Schooner Capital, Boston, MA, pursuing sustainable protein production for animal feeds. Developed systems, methods and prototype design for two distinct protein production models: insect (*hermetia illucentis*, Black Soldier Fly) and plant (*jatropha curacus*). Directed outgrowth research projects including organic waste reduction systems and detoxification of biofuel by-products. Supervised staff of 5 biologists and environmental technicians.

- *Marine Biological Laboratory, Woods Hole, MA*
Founding Director, Sustainable Aquaculture Initiative (SAI), 2002-15

Created non-profit research initiative to investigate and develop fish production systems to alleviate human malnutrition in resource-limited areas. Worked with NGO's, for profit companies and local populations to implement fish and feed production systems in challenging geographic areas. Personally responsible for raising all program operating funds and endowment. Supervised and mentored interns, all now pursuing related graduated studies. Delivery areas included sites of Haiti, East Africa and Cambodia. Designed self-contained aquaculture systems and accompanying scientific curriculum for numerous secondary educational biology programs including Harlem Children's Zone, New York, NY; William Penn Charter, Philadelphia, PA; Upper Cape Regional Technical, Bourne MA; Henri Christophe School, Marigot, Haiti; Taft School, Watertown CT.

Superintendent of Aquaculture Engineering Division, Marine Resources Center, 1993 – 2012

Managed operation of fully automated 32,000 square foot aquatic animal holding facility. Developed and implemented system modifications and refinements to accommodate wide-ranging needs of scientific community. Operated and maintained computer controlled seawater filtration systems (8 reuse loops) in compliance with strict temperature, flow, salinity and photoperiod requirements serving dozens of simultaneous biological research experiments. Assisted scientists in experimental design and constructed specialized custom aquatic holding systems.

- *Trout Air, Inc., Forest Lake, Minnesota.
Trout Hatchery Manager, 1988-89*
- *Zeigler Brothers, Inc., Gardners, Pennsylvania
Equipment Applications Engineer, 1986-1988*

Responsible for design and development of water filtration and monitoring systems used in high-density fish production systems. Led sales and training operations throughout Europe and USSR.

- *Canberra/RMC Environmental Services, Inc., Pottstown, Pennsylvania
Fisheries Biologist & Special Projects Coordinator for Philadelphia Electric Company, 1983-86*

Designed and constructed wireless water quality-monitoring system on source waters supplying Philadelphia Electric's Limerick Nuclear Generating Station. System involved pre-internet data collection and transmission from remote locations on over 50 miles of river ways.

INDEPENDENT CONSULTING

Special Projects, 1989-Current

Specialize in customized equipment design and construction for automated water quality monitoring, filtration and fish production systems. Partial client list: Walt Disney World Epcot Center, Orlando, FL; Partners in Health, Boston, MA; USAID, Washington, DC; Aquatic Eco-Systems Inc., Apopka, FL; Schooner Africa Fund, Nairobi Kenya; Taino Aqua Ferme, Parisien, Haiti; Operation Blessing, Virginia Beach, VA; Fresh Water Institute, Shepardstown, WV; Comprehensive Development Program (CODEP), Raleigh, NC; Project Gaia, Gettysburg, PA.

EDUCATION

Ohio Wesleyan College, Delaware, OH, BA (Biology)
Drexel University, Philadelphia, PA, Masters Program

GUEST LECTURES AND PRESENTATIONS

Yale University Graduate School of Forestry, New Haven, CT: "Maximizing Tilapia Production in Haiti using Low Trophic Level Botanicals."

Haitian Ministry of Agriculture, Santo, Haiti: "Balancing Carp and Tilapia populations in Haitian Lakes and Reservoirs."

ECHO international Agriculture Conference, Fort Myers, FL: "Low Resource Fish Production Methods for Developing Countries."

Saint Olaf College, Dept. of Environmental Studies, St. Paul, MN: "Innovative Protein Production Systems for a Starving Planet."

TEDx Woods Hole, MA: "The Dance of Two Cultures: Fish Farming in Haiti."

Pennsylvania Fish & Boat Commission: "Utilizing Trophic Levels to Reduce Nitrogen Loading Behind Conowingo Dam."

Canadian Aquaculture Society, Montreal, Quebec: "Advances in Aeration Using the Aquatector Sidestream System."

Caribbean Aquaculture Conference, San Juan, Puerto Rico: "Oxygen Injection Systems for Intensive Aquaculture."

Marine Biological Laboratory, Zebrafish Development and Genetics Advanced Training Course, Woods Hole, MA: "Automation, Monitoring, and Control of Advanced Aquatic Holding Systems."

Sea Education Association, Woods Hole, MA: "Tilapia Culture Techniques for Developing Countries."

PUBLICATIONS

Mebane, W.N. "A low Resource Method to Raise Fish In Haiti" ECHO Development Notes Issue #105, October 2009.

Hanley, J.S.; Shashar, N.; Smolowitz, R.; Mebane, W.; Hanlon, R.T. Soft-sided tanks improve long-term health of cultured cuttlefish. Biol. Bull. 197:237-238; 1999.

Hanley, J.S.; Shashar, N.; Smolowitz, R.; Bullis, R.A.; Mebane, W.N.; Gabr, H.R.; Hanlon, R.T. Modified laboratory culture techniques for the European cuttlefish *Sepia officinalis*. Biol. Bull. 195(2): 223-225; 1998.

Ettinger, W.S.; Blye, R.W.; Mebane, W.N. Distribution of *Corbicula malinense* in the Limerick Nuclear Generating Station source waters. Philadelphia Electric Company Preoperations Environmental Assessment Plan; 1984.

PROFESSIONAL AFFILIATIONS

- Upper Cape Cod Regional Technical School Advisory Board
Environmental Program Chair 2015-current
- American Fisheries Society
Bioengineering Section Secretary/Treasurer 1999-2001
- World Aquaculture Association
- American Tilapia Association
- Haitian-American Association of Engineers and Scientists



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members- Freshwater Ponds Advisory Committee- George Heufelder

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Mr. George Heufelder, who has submitted his application to serve for a three-year term on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026
- Mr. Heufelder submitted his application to serve on the Freshwater Ponds Advisory Committee on March 27, 2024.
- Mr. Heufelder's application indicates he has extensive knowledge in the areas of limnology, freshwater biology, and wastewater impacts; he holds a Master of Science degree in Aquatic Biology, is a registered Wastewater Treatment Plant Operator (Class 4), and served as a County Health Officer for 20 years.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Mr. George Heufelder to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.

OPTIONS:

- Motion to appoint George Heufelder to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.
- Motion to appoint George Heufelder to serve on the Freshwater Ponds Advisory Committee for some other designated term ending date.
- Motion to deny the appointment of George Heufelder to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board appoint Mr. George Heufelder to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2026.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH
BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM

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

Name: George Heufelder

Address: 78 Oakwood Ave Village: Falmouth ZIP: 02540

Mailing Address: 78 Oakwood Ave Village: _____ ZIP: _____

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident (date: 1980) / Taxpayer (date: 1981)

Amount of time you are available to give: 1 meeting/month - various time for reviewing information

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

1. Freshwater Pond Committee
2. _____
3. _____

Seeking: Permanent Position Alternate Position

Have you attended any meetings of the committee for which you are applying? N/A

Relevant affiliation and work and personal experiences: B.S Fishery Biology, Kansas State

M.S. Aquatic Biology, Worked and Published from University of Michigan

Great Lakes Research Division University Michigan . Registered Sanitarian

Wastewater Treatment Plant Operator Grade 4, County Health Officer 20 years

Town offices held in Falmouth or elsewhere and dates of years served: Board of Health
since inception minus 1 year

Briefly describe the particular skills you feel you will add to the committee or board: _____
Knowledge of limnology, freshwater biology, wastewater impacts, _____
maintain current understanding of freshwater biology by continual _____
review of relevant literature, provide balanced strategies for environmental mitigation _____

You may attach a resume to this application.

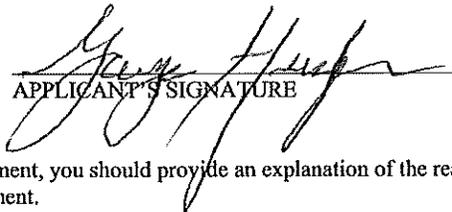
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	<u>John Waterbury</u>	<u>WQMC</u>	_____
2.	<u>Steve Rafferty</u>	<u>WQMC</u>	_____
3.	<u>Sean O'Brien</u>	<u>County Health Officer</u>	<u> </u>

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

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

2024-03-27
DATE


APPLICANT'S SIGNATURE

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



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members- Freshwater Ponds Advisory Committee- Lynn Francis

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Lynn Francis, who has submitted an application to serve for on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026
- Lynn Francis submitted an application to serve on the Freshwater Ponds Advisory Committee on March 29, 2024.
- Lynn Francis' application indicates current service as the Pond and Cyanobacteria Operations Manager for the Association to Preserve Cape Cod (November 2022-Present) as well as service on The 300 Committee as a Land Stewardship Coordinator and a STEM Educator with the Children's Science Center.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Lynn Francis to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2025.

OPTIONS:

- Motion to appoint Lynn Francis to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2025.
- Motion to appoint Lynn Francis to serve on the Freshwater Ponds Advisory Committee for some other designated term ending date.
- Motion to deny the appointment of Lynn Francis to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board appoint Lynn Francis to serve on the Freshwater Ponds Advisory Committee for a term expiring on June 30, 2025.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH
BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM

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

Name: Lynn Francis
Address: 8 Corte Real Avenue Village: East Falmouth ZIP: 02536

Mailing Address: 8 Corte Real Avenue Village: East Falmouth ZIP: 02536

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident 30 yrs (date: 3/9/94) / Taxpayer 30 yrs (date: 3/9/94)

Amount of time you are available to give: Biweekly/Monthly, on weekdays, after 6pm

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

1. Freshwater Ponds Advisory Committee
2. _____
3. _____

Seeking: Permanent Position Alternate Position

Have you attended any meetings of the committee for which you are applying? No

Relevant affiliation and work and personal experiences: My passion for protection of Falmouth's ecology started young when I graduated from Upper Cape Tech from their Environmental Technology program.

Currently, my work alligns with this committee's mission as I help provide public awareness on harmful cyanobacteria blooms and support collecting water quality samples in fresh water ponds all over Cape Cod.

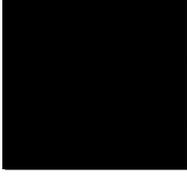
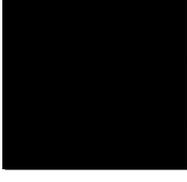
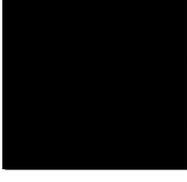
Town offices held in Falmouth or elsewhere and dates of years served: I have not held any town offices. This is my first time applying to any town offices.

As a Falmouth

Briefly describe the particular skills you feel you will add to the committee or board: _____
resident who was born and raised here, and wants to continue enjoying the ponds for decades to come, I have
_____ skills that will add to the committee. For the past two years, I have supported the town with monitoring efforts
_____ of harmful cyanobacteria blooms by sampling and analyzing the water samples in order to make informed
_____ recommendations on the public's use of the ponds. In addition, working at APCC will provide me with current
_____ knowledge on remediation measures that are specifically related to Cape Cod waterways. Lastly, I actively
_____ listen to program partners and the public about their variety of concerns with Cape Cod freshwater ponds
_____ and work with them to either find answers or relay the current findings are.

You may attach a resume to this application.

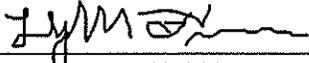
List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	<u>Dr. Julie Hambrook Berkman</u>	<u>APCC Project Manager</u>	
2.	<u>Jessica Whritenour</u>	<u>T3C Executive Director</u>	
3.	<u>Travis Pires</u>	<u>CVS Pharmacy Manager</u>	

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

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

29 March, 2024
DATE



APPLICANT'S SIGNATURE

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

Lynn Francis

Falmouth, MA

WORK EXPERIENCE

Pond and Cyanobacteria Operations Manager, Association to Preserve Cape Cod Dennis, MA
November 2022 – Present

- Manages operations of APCC's Cyanobacteria Monitoring Program, which tracks seasonal trends of harmful cyanobacteria blooms in freshwater ponds on Cape Cod.
- Assists in managing operations of APCC's Cape Cod Regional Pond Monitoring Program, which was contracted by Barnstable County and the Cape Cod Commission to conduct pond monitoring of 50 ponds Cape-wide from 2023 through 2025.
- Supervise staff, interns, volunteers, and consultants who assist on the Cyanobacteria Monitoring Program and Cape Cod Regional Pond Monitoring Program.
- Coordinate program responsibilities with state and county officials, town health agents, cyanobacteria researchers, and volunteers.
- Manage communication about cyanobacteria with program partners and public through biweekly reports, season summaries, and an interactive map.
- Provide outreach to the public through written materials and presentations.

Cyanobacteria Intern, Association to Preserve Cape Cod Dennis, MA
August 2022 – November 2022

- Experience in water quality monitoring, especially related to cyanobacteria, algae and/or nutrient cycling in freshwater ponds.
- Experience with instrumentation, including: compound microscope and fluorometer.
- Utilize ArcGIS to construct sample site maps of freshwater ponds for APCC.

Land Stewardship Coordinator, AmeriCorps, The 300 Committee Falmouth, MA
September 2021 – July 2022

- Utilize ArcGIS to make and update trail maps for The 300 Committee Land Trust and the Town of Falmouth lands.
- Mastered LANDSCAPE Conservation Software to conduct and support monitoring events for over 90 properties.
- Organize over 80 volunteers and leverage over 500 volunteer hours to support hands-on stewardship of open lands.

Pharmacy Technician, CVS Falmouth, MA
September 2020 – September 2021

- Resolve dosage conflicts, insurance issues, and other matters to ensure patient safety and wellness.
- Swiftly and correctly calculate dosages, dispense medication, fill prescriptions for approval by pharmacist.
- Can expertly use and navigate pharmacy's proprietary computer program.

STEM Educator, Children's Science Center Fairfax, VA
November 2019 – March 2020

- Educate youth on a variety of STEM related topics including design engineering, energy, and chemistry.
- Propose ideas and implement improvements throughout the museum.
- Provide excellent customer care.

Contract Test Service Analyst I, Associates of Cape Cod, Inc. Falmouth, MA
June 2018 – June 2019

- Interpret and analyze data, assemble reports, and address peer review and quality assurance comments.
- Knowledge in Turbidimetric and Gel-Clot *Limulus* Amebocyte Lysate test methods.
- Experience with Pyros®EQS software, Pyros Kinetix® and Pyros Kinetix® Flex instrumentation.

Laboratory Technician I, Smithers Viscent Wareham, MA
September 2017 – June 2018

- Experience with instrumentation, including: DSC, density meter, and flash point tester (closed cup).
- Knowledge in direct aqueous, water solubility, and n-octanol/water partition coefficient processing.
- Experience in liquid-liquid extraction and flash point, auto-ignition, vapor pressure, and density determination.

DEGREE

Associates of Science, Environmental Technology, Cape Cod Community College September 2020 – May 2022

Bachelors of Science, Chemistry, University of Massachusetts – Dartmouth September 2012 – May 2016



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Committee Interviews 1.c.

ITEM TITLE: Interview, vote, and appoint committee members- Freshwater Ponds Advisory Committee- Steven Solbo

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Committee Charge and Mission, adopted February 26, 2024; Application Form

PURPOSE:

The Select Board will conduct an interview and consider the appointment of Mr. Steven Solbo, who has submitted an application to serve for on the newly formed Freshwater Ponds Advisory Committee.

BACKGROUND/SUMMARY:

- Per the attached charge and mission statement, the Freshwater Ponds Advisory Committee is comprised of five (5) members and two (2) alternates; the respective terms are as follows:
 - Five Members:
 - One Term ending June 30, 2025
 - Two terms ending June 30, 2026
 - Two Terms ending June 30, 2027
 - Two Alternate Members:
 - One term ending June 30, 2025

- One term ending June 30, 2026
- Mr. Steven Solbo submitted an application to serve on the Freshwater Ponds Advisory Committee on April 3, 2024.
- Mr. Solbo's application indicates prior service on the Town of Bourne's Conservation Commission and Finance Committee, and that he possesses a high level of freshwater pond knowledge.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board appoint Mr. Steven Solbo to serve on the Freshwater Ponds Advisory Committee as an Alternate Member for a term expiring on June 30, 2026.

OPTIONS:

- Motion to appoint Steven Solbo to serve on the Freshwater Ponds Advisory Committee as an Alternate Member for a term expiring on June 30, 2026.
- Motion to appoint Steven Solbo to serve on the Freshwater Ponds Advisory Committee as an Alternate Member for a term ending June 30, 2025.
- Motion to deny the appointment of Steven Solbo to serve on the Freshwater Ponds Advisory Committee.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board appoint Mr. Steven Solbo to serve on the Freshwater Ponds Advisory Committee as an Alternate Member for a term expiring on June 30, 2026.

Michael Renshaw

Town Manager

4/17/2024

Date



TOWN OF FALMOUTH
BOARD, COMMITTEE OR COMMISSION
APPLICATION FORM

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

Name: Steven Solbo
Address: 28 Club Valley Drive Village: _____ ZIP: 02635

Mailing Address: _____ Village: _____ ZIP: _____

Telephone: [REDACTED] Email: [REDACTED]

How long have you been a Resident X (date: 8/23) / Taxpayer X (date: 8/23)

Amount of time you are available to give: Enough needed to serve on a board or committee.

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

1. Taskforce on Workforce Sustainability
2. Freshwater Ponds Advisory Committee
3. _____

Seeking: Permanent Position Alternate Position

Have you attended any meetings of the committee for which you are applying? Not yet.

Relevant affiliation and work and personal experiences: For both boards/committees my professional career in public administration gives me a leg up on most engaged citizens. Along with being a subject matter expert in both of the topics I am interested in serving on, I specifically have a high level of freshwater pond knowledge.

Town offices held in Falmouth or elsewhere and dates of years served: Town of Bourne, Conservation Commission and Finance Committee

Briefly describe the particular skills you feel you will add to the committee or board: In the case of
both boards and committees I believe I would add a level of professionalism
and perspective from the viewpoint of not only a resident, but a public
administrator. In my professional career I must always consider topics outside
the technical subject matter, whether that be optics, budget, and objectively viewing data.

I look forward to contributing to the Town in whatever way I can.

You may attach a resume to this application.

List three (3) references:

	<u>Name</u>	<u>Title</u>	<u>Phone</u>
1.	<u>LORI HINDLE</u>	<u>COLLEAGUE / MPA</u>	
2.	<u>DR. MELINDA TAPSI</u>	<u>MENTOR / BSU</u>	
3.	<u>ALLISON FERREIRA</u>	<u>HR DIRECTOR</u>	

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

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

4/3/24
DATE


APPLICANT'S SIGNATURE

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

Steven P. Solbo, Jr., MPA, MCPPO

28 Club Valley Drive, East Falmouth, MA 02536 | [REDACTED]

Profile

With a rich foundation in public administration, I have cultivated a diverse portfolio of experience across multiple public sector disciplines, making significant contributions in project management, operations, land use planning, and environmental conservation. My journey has been marked by dynamic leadership roles, where I have led diverse teams, streamlined recruitment processes, and directed wage and classification studies, enhancing organizational efficiency and effectiveness. My tenure in these varied positions has not only equipped me with a deep understanding of public sector operations but also enabled me to drive major projects to fruition and secure significant grant funding, showcasing my ability to navigate complex challenges and achieve strategic objectives.

Holding a Master of Public Administration, augmented by an Associate Massachusetts Public Purchasing Official Designation (MCPPO), and poised to attain Certified Public Manager Certification (MA-CPM), my academic and professional credentials reflect a lifelong commitment to public service and excellence. As I look towards the next chapter of my career, my goal is to join a local community senior executive team. In this role, I am eager to leverage my comprehensive skill set and experiences to contribute to municipal management. My vision is to continue my professional growth, further enriching my understanding of municipal operations and governance, while making tangible contributions to the community I serve.

Experience

PROJECTS AND OPERATIONS ADMINISTRATOR | TOWN OF MIDDLEBOROUGH | JANUARY 2023-CURRENT

Middleborough, the 2nd largest geographic town in the Commonwealth with a population of about 29,000, is experiencing notable growth and infrastructure development. In this context, I'm tasked with a key role overseeing and supporting 350 professionals across 20+ disciplines, ensuring streamlined operations and coordination to drive the town's progress.

- Successfully completed 50+ recruitments across the town's 20+ departments since the establishment of the HR Department.
- Led and coordinated a Wage and Classification Study for 69 town government positions, in partnership with Collins Center Staff from UMASS Boston, while executing a community compact grant.
- Successfully restructured the Town Government Organizational Chart, resulting in a 50% reduction in direct reports to the Town Manager.
- Managed the implementation and launch of eFMLA, a new HRIS system, modernized personnel filing system, and oversaw the deployment of a time and attendance module through a third-party vendor.
- Creation and implementation of applicant tracking system and paid time off tracking of department head staff for Town Manager.
- Handled sensitive employee relations matters, including investigations, documentation, terminations, coordination with Town Counsel, and strategic workforce planning.
- Spearheaded the overhaul of the onboarding and orientation procedures, ensuring thorough pre-work testing, certifications, and background checks for a smooth integration of new employees into the organization.

- Member of Town Manager's Collective Bargaining and Negotiation team, responsible for coordination of bargaining sessions, research and compiling of data, document creation, strategic planning and provide support to team reviewing and responding to negotiation proposals and counter proposals.
- Work closely with grant writers to identify tools, sources and policies that can assist with grant acquisition and administration.
- Creation of Personnel and Financial Policies for review and implementation; including, reserve and forecasting finance policies, establishment of more efficient work week for general government staff, streamline and succession planning of clerical staff and candidate interview policy.
- Designed, coordinate and create a monthly newsletter distributed to the public from the Town Manager's office, provides updates on all facets of Middleborough Town Community and Government.
- Assisted on a variety of procurement procedures for projects ranging from less than \$10,000 to more than \$100,000 in accordance with MGL Chapter 30B and attained aMCPPO designation.
- Integral member of budget creation and presentation team for Annual and Special Town Meeting in April 2023, October 2023 and upcoming annual town meeting in April 2024.
- Recognized as a senior staff member for upholding employee confidentiality, safety, and ethics in all scenarios.
- Actively engaged in additional projects, initiatives, and directives as assigned by the Town Manager and Human Resources Director, including budgeting, policy creation and overall personnel oversight for entire staff, organization and select projects.

ENVIRONMENTAL PLANNER/CONSERVATION AGENT | TOWN OF BRIDGEWATER | OCTOBER 2019 – FEBRUARY 2023

At the Bridgewater Conservation Commission, I fostered team unity and effectively managed the volunteer network, emphasizing commitment and purpose. I excelled in stakeholder engagement and showcased adept problem-solving in securing numerous grants. My organizational skills were evident in the streamlined administration for the Town's Conservation Commission.

- Spearheaded environmental components of the High Street Dam Removal Project, encompassing river restoration, infrastructure enhancements; and in a team effort, raised \$8M total to offset local taxpayer contributions completely.
- Led the Stiles and Hart Parkland Rehabilitation under the Land and Water Conservation Fund Grant (\$1.3M project), collaborating with external engineers for an innovative design and layout. Secured a \$431,000 grant award to lower the overall cost to the Community Preservation Committee. Assisted on project procurement and RFP coordination of materials and labor for the project through early grant administration stages.
- Successfully met Municipal Separate Sewer Stormwater System (MS4) benchmarks by overseeing the National Pollutant Discharge Elimination System (NPDES) Massachusetts Stormwater Permit, working closely with DPW Staff and BETA Group, Inc.
- Introduced and implemented innovative application policies, streamlining permitting processes for the Conservation Commission, resulting in efficient permit issuance according to MA Wetlands Protection Act and accompanying 310 CMR 10.00 Regulations.
- Effectively managed the permitting of several key large-scale projects with high complexity, including coordination with multiple state agencies, DCR, DFW, DER, MA DOT, DEP, NHESP, and others.
- Championed the inclusion of key environmental initiatives in the Bridgewater Masterplan.

- Orchestrated outreach and education campaigns, ensuring transparent communication on environmental permitting and compliance in Bridgewater.
- Coordinated and supervised land stewards, ensuring effective management and preservation of the Town of Bridgewater Park System.
- Supervised essential upgrades to the Wastewater Treatment Plant, aligning with MS4 and NPDES permit requirements.
- Collaborated with finance and land protection entities to acquire conservation land, emphasizing cost-effective strategies and long-term planning.
- Leveraged local stakeholders such as Bridgewater State University, Natural Resources Trust Bridgewater, Local Boy Scout Troops and residents on a number of hiking and recreational trail efforts.
- Managed a range of administrative tasks, including responding to resident inquiries and drafting both internal and external communications, emphasizing transparency and open dialogue.
- Effectively executed diverse projects as directed by the Town Manager and CED Director, emphasizing cross-departmental collaboration.

LAB TECHNOLOGIST | HYANNIS FAMILY MEDICAL CARE | NOVEMBER 2014 – APRIL 2019

Coordinated with a team encompassing doctors, scientists, and engineers to complete testing on human samples to detect the presence of medication and associated metabolites. Developed and streamlined budgeting for laboratory testing equipment, staff coverage and mass spectrometer maintenance contracts.

- Partnered with a diverse team of doctors, scientists, and engineers, emphasizing best practices to foster unity and effective communication in detecting medication metabolites in human samples.
- Developed and streamlined the budget, focusing on optimal staff allocation, laboratory equipment expenses, and maintenance contracts for mass spectrometers, ensuring efficient use of human and material resources.

FIELD PROJECT MANAGER, LINEAR PERMITTING DIVISION | AECOM, INC. | AUGUST 2010 – AUGUST 2011

Integrated efforts with a team encompassing engineers, project managers and budget specialists to plan and build large interstate natural gas pipeline delivery and carrying infrastructure. Lead contact on delineation, construction, inspection and permitting strategy teams.

- Spearheaded collaborations with engineers, project managers, and budget specialists, demonstrating strong leadership to ensure cohesive planning and construction of large interstate natural gas pipeline infrastructure.
- Acted as the primary contact in delineating and directing permitting strategies, successfully navigating challenges associated with natural gas pipeline, horizontal drilling, fracking, and other sensitive environmental matters.
- Skillfully managed project and field budgets, emphasizing optimal staff deployment and resource utilization, ensuring the timely attainment of project milestones and adherence to performance standards.

CONSERVATION AGENT | TOWN OF MASHPEE | AUGUST 2004 – JULY 2007

Collaborated with a team encompassing financial, planning, public health, public safety, and executive leadership to assist Mashpee Local Government in delivering resident services. Lead contact on Wetlands

Protection Act, Chapter 91, Chapter 172 of the Mashpee Code, and other applicable environmental permits.

- Served as the primary point of contact for a gamut of environmental permits, including Wetlands Protection Act, Chapter 91, Chapter 172 of the Mashpee Code, and other applicable environmental permits.
- Spearheaded collaborations across diverse departments including financial, planning, public health, public safety, and executive sectors, ensuring seamless service delivery to Mashpee residents.
- Acted as Mashpee's dedicated liaison for the Joint Base Cape Cod groundwater rehabilitation and ecological restoration initiatives, facilitating optimal inter-agency coordination.
- Led diverse volunteer teams from organizations like AmeriCorps, Mashpee Wampanoag Tribe, and local community members, emphasizing team cohesion and unified goal orientation.
- Extensive caseload of permitting for projects in coastal environments: single family homes, docks, piers, harbor projects, channel dredging, salt marsh restoration, beach nourishment, revetment repairs, seawall construction, maintenance of structures in flood zones and coordination with a variety of stakeholders.
- Led and mentored a team of 4 full-time staff, overseeing departmental budgeting, guiding strategic planning, and fostering a collaborative environment for optimal performance and goal attainment.
- Managed over 1000 acres owned by the Conservation Commission and coordinated with stakeholders to safeguard large land tracts in Mashpee, MA, highlighting proactive land management and project oversight.

ADDITIONAL EXPERIENCE

Wetland Scientist | BSC Group, Inc., Norwell, MA | 2007-2009

President | New England Flying Disc Association | 2007-2009

Vice President | Cape Cod Disc Golf Club | 2010-2012

BOARD EXPERIENCE

Member | Bourne Finance Committee | Bourne, MA | 2021-2023

Associate Member | Bourne Conservation Commission | Bourne, MA | 2019-2021

Education

**MASTERS OF PUBLIC ADMINISTRATION | BRIDGEWATER STATE UNIVERSITY |
BRIDGEWATER, MASSACHUSETTS | DECEMBER 2022**

Dual Enrolled in Massachusetts Certified Public Manager Program (MA-CPM) | Credential anticipated: 2024

**BACHELOR OF SCIENCE, AQUACULTURE, FISHERIES AND WILDLIFE BIOLOGY | CLEMSON
UNIVERSITY | CLEMSON, SOUTH CAROLINA | MAY 2004**

Minor: Environmental Science and Policy

Designations, Certifications, Credentials

Associate Massachusetts Certified Public Purchasing Official (aMCPPO) | MA OIG | February 2024

OPEN SESSION

PUBLIC HEARINGS

1. Application for renewal of Shellfish Aquaculture License #A17-02
– Paula Miller, Nye’s Neck Oyster – 3-acre site in Buzzards Bay
600’ from the shore southwest of Fiddler’s Cove and northeast of
Nye’s Neck



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Public Hearing 1.

ITEM TITLE: Application for the renewal of Shellfish Aquaculture License #A17-02- Paula Miller, Nye's Neck Oyster- a 3-acre site in Buzzards Bay 600' from the shore southwest of Fiddler's Cove and northeast of Nye's Neck

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Public Hearing Notice dated April 12, 2024; Town Application for Renewal of Shellfish License dated March 12, 2024; Copy of Aquaculture License #A17-02 issued to Paula Miller dated July 10, 2017 (five-year license)

PURPOSE:

The Select Board will conduct a public hearing and, following the hearing, will consider the approval of an application for the renewal of Shellfish Aquaculture License #A17-02- Paula Miller, Nye's Neck Oyster- a 3-acre site in Buzzards Bay 600' from the shore southwest of Fiddler's Cove and northeast of Nye's Neck.

BACKGROUND/SUMMARY:

- Applicant Paula Miller was issued Shellfish Aquaculture License # A17-02 on July 10, 2017; the license was subject to the terms and conditions listed in the attached copy and had a term of five (5) years.

- On March 15, 2024 the applicant submitted her Application for Renewal of Shellfish License (copy attached).
- It should be noted that based upon the language of Aquaculture License # A17-02 that was issued on July 10, 2017 and had a term of five years, it appears that the applicant's license had expired in 2022.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

OPTIONS:

- Motion to approve the application for the renewal of Shellfish Aquaculture License #A17-02- Paula Miller, Nye's Neck Oyster- a 3-acre site in Buzzards Bay 600' from the shore southwest of Fiddler's Cove and northeast of Nye's Neck.
- Motion to deny approval of the application for the renewal of Shellfish Aquaculture License #A17-02- Paula Miller, Nye's Neck Oyster- a 3-acre site in Buzzards Bay 600' from the shore southwest of Fiddler's Cove and northeast of Nye's Neck.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

Michael Renshaw

Town Manager

4/18/2024

Date



TOWN OF FALMOUTH

Office of the Town Manager & Select Board

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone: (508) 495-7320

townmanager@falmouthma.gov

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under M.G.L. c. 130 § 57 on a request for renewal of Shellfish Aquaculture License A17-02 by Paula Miller, Nye's Neck Oyster, 175 Chester Street, North Falmouth, MA 02556. Request for this license was received on March 15, 2024 in the Office of the Select Board. Said hearing will be held on Monday, April 22, 2024 at 6:45 p.m. in the Select Board's Meeting Room, Town Hall, located at 59 Town Hall Square, Falmouth, MA.

Application is for renewal of a shellfish aquaculture permit for one (1) location in Buzzards Bay containing 3 acres with a depth of 12-16' and roughly 600' from the shore west southwest of Fiddlers Cove and northeast of Nye's Neck; more specifically as follows: To grow Eastern Oysters in cages and soft mesh bags anchored to the bottom of the ocean with an elevation of no more than 42 inches off the ocean floor.

A copy of the Aquaculture License renewal application is on file at the Office of the Select Board.

LICENSING BOARD

Nancy Robbins Taylor, Chair
Edwin P. Zylinski II, Vice Chair
Douglas C. Brown
Onjalé Scott Price
Robert P. Mascali

Publication Date: Friday, April 12, 2024; Falmouth Enterprise.

TOWN OF FALMOUTH
APPLICATION FOR RENEWAL OF SHELLFISH GRANT LICENSE

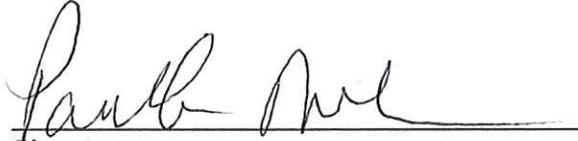


Date: 03/12/2024

TO: Select Board
59 Town Hall Square
Falmouth, MA 02540

I/We hereby request renewal of Shellfish Grant License # A17-02, located at
SW of Fiddlers Cove and NE of Nye's Neck, in Falmouth, MA, and consisting of
3 acres, and dated 01/22/2019, for a 5-year period.

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



Signature

Paula Miller

Name

Nye's Neck Oyster

Business Name (if applicable)

175 Chester Street

Mailing Address

North Falmouth, MA 02556



Email



Telephone Number



TOWN OF FALMOUTH

Office of the Town Manager & Selectmen

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone (508) 495-7320

Fax (508) 457-2573

July 10, 2017

Aquaculture License # A17-02

Paula Miller
175 Chester Street
North Falmouth, MA 02556

J. Michael Hickey, Assistant Director
Shellfish Program Manager
Massachusetts Division of Marine Fisheries
1213 Purchase St., 3rd Floor
New Bedford, MA 02740

Shellfish Aquaculture License General Laws Ch. 130, § 57

Paula Miller

On July 10, 2017 the Falmouth Board of Selectmen unanimously voted to grant Paula Miller of North Falmouth, MA a shellfish aquaculture license under the authority of General Laws ch. 130, § 57. An application was filed with the Board of Selectmen on March 3, 2016. In accordance with applicable law a public hearing was noticed for April 11, 2016 at which time a vote was taken and the application approved subject to the terms and conditions set forth herein. The applicant holds an Order of Conditions from the Falmouth Conservation Commission dated June 1, 2017 for the same activity in accordance with the wetlands protection act, G.L. ch. 131, § 40 and the Falmouth Wetlands protection by-law and regulations.

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

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

LEGAL DESCRIPTION

A 3 acre parcel with a depth of 12-16' roughly 600' from the shore west southwest of Fiddlers Cove and northeast of Nye's Neck within the Town's waters of Buzzards Bay, with the following geographic coordinates describing the corner boundaries of the project:

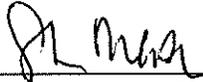
41°39'7.38"N	70°38'30.70"W
41°39'7.77"N	70°38'22.00"W
41°39'4.83"N	70°38'22.63"W
41°39'4.87"N	70°38'30.87"W

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

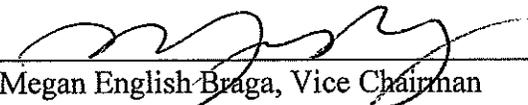
1. Maintenance may be done only during daylight hours.
2. The applicant shall comply with all Town of Falmouth Shellfish Aquaculture rules and regulations.
3. The applicant is not authorized to violate any zoning by-laws of the Town of Falmouth or violate the private property rights of others.
4. The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

Date: July 10, 2017

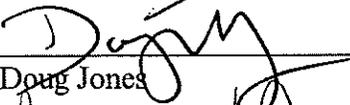
Falmouth Board of Selectmen



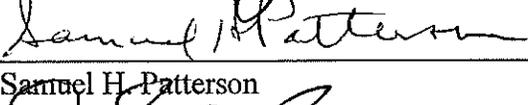
Susan L. Moran, Chairman



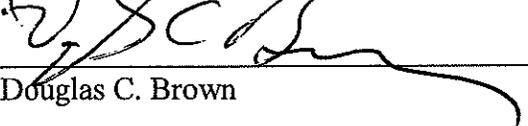
Megan English Braga, Vice Chairman



Doug Jones



Samuel H. Patterson



Douglas C. Brown

cc: Falmouth Conservation Commission
Falmouth Marine and Environmental Services

OPEN SESSION

PUBLIC HEARINGS

2. Application for renewal of Shellfish Aquaculture License #A14-01
– Daniel Ward, Ward Aquafarms, LLC – 50' x 50' slip in Fiddler's
Cove Marina



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Public Hearing 2.

ITEM TITLE: Application for the renewal of Shellfish Aquaculture License #A14-01- Daniel Ward, Ward Aquafarms LLC- 50' x 50' slip in Fiddler's Cove Marina

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Public Hearing Notice dated April 12, 2024; Town Application for Renewal of Shellfish License dated February 24, 2024; Copy of Aquaculture License #A14-01 issued to Daniel Ward dated February 10, 2014 (10-year license)

PURPOSE:

The Select Board will conduct a public hearing and, following the hearing, will consider the approval of an application for the renewal of Shellfish Aquaculture License #A14-01- Daniel Ward, Ward Aquafarms LLC- 50' x 50' slip in Fiddler's Cove Marina.

BACKGROUND/SUMMARY:

- Applicant Daniel Ward was issued Shellfish Aquaculture License # A14-01 on February 10, 2014; the license was subject to the terms and conditions listed in the attached copy and had a term of ten (10) years.
- On February 24, 2024 the applicant submitted his Application for Renewal of Shellfish License (copy attached).

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

OPTIONS:

- Motion to approve the application for the renewal of Shellfish Aquaculture License #A14-01- Daniel Ward, Ward Aquafarms LLC- 50' x 50' slip in Fiddler's Cove Marina.

- Motion to deny approval of the application for the renewal of Shellfish Aquaculture License #A14-01- Daniel Ward, Ward Aquafarms LLC- 50' x 50' slip in Fiddler's Cove Marina.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

Michael Renshaw

Town Manager

4/18/2024

Date



TOWN OF FALMOUTH

Office of the Town Manager & Select Board

59 Town Hall Square, Falmouth, Massachusetts 02540

Telephone: (508) 495-7320

townmanager@falmouthma.gov

PUBLIC HEARING NOTICE

The Falmouth Select Board will hold a public hearing under M.G.L. c. 130 § 57 on a request for renewal of Shellfish Aquaculture License A14-01 by Daniel Ward, Ward Aquafarms, LLC, 51 North Falmouth Highway, North Falmouth, MA 02556. Request for this license was received on February 26, 2024 in the Office of the Select Board. Said hearing will be held on Monday, April 22, 2024 at 6:45 p.m. in the Select Board's Meeting Room, Town Hall, located at 59 Town Hall Square, Falmouth, MA.

Application is for renewal of a shellfish aquaculture permit for a slip measuring 50 ft. by 50 ft. with a location of 41° 38' 48.86" N and 70° 38' 10.28" W to grow Eastern oysters, quahogs and bay scallops within a floating upweller system in Fiddler's Cove Marina at all times of the year in racks that will sit on the ocean floor.

A copy of the Aquaculture License renewal application is on file at the Office of the Select Board.

LICENSING BOARD

Nancy Robbins Taylor, Chair
Edwin P. Zylinski II, Vice Chair
Douglas C. Brown
Onjalé Scott Price
Robert P. Mascali

Publication Date: Friday, April 12, 2024; Falmouth Enterprise.

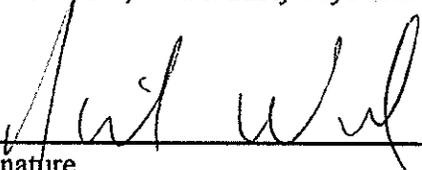
TOWN OF FALMOUTH
APPLICATION FOR RENEWAL OF SHELLFISH GRANT LICENSE

Date: February 26, 2024

TO: Select Board
59 Town Hall Square
Falmouth, MA 02540

I/We hereby request renewal of Shellfish Grant License # A14-01, located at
Fiddlers Cove Marina, in Falmouth, MA, and consisting of
0.1 acres, and dated 2/26/24, for a 10-year period.

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



Signature

Daniel Ward

Name

Ward Aquafarms, LLC

Business Name (if applicable)

51 North Falmouth Highway

Mailing Address

North Falmouth, MA 02556



Email



Telephone Number



TOWN OF FALMOUTH

Office of the Town Manager & Selectmen

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

February 10, 2014

Aquaculture License # A14-01

Daniel Ward
54 Surrey Lane
East Falmouth, MA 02536

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

Shellfish Aquaculture License General Laws Ch. 130, § 57

DANIEL WARD

On February 10, 2014 the Falmouth Board of Selectmen unanimously voted to grant Daniel Ward, of East Falmouth, MA a shellfish aquaculture license under the authority of General Laws ch. 130, § 57. An application was filed with the Board of Selectmen on March 12, 2013. In accordance with applicable law a public hearing was noticed for April 22, 2013 at which time a vote was taken and the application approved subject to the terms and conditions set forth herein. The applicant holds an Order of Conditions from the Falmouth Conservation Commission dated January 6, 2014 for the same activity in accordance with the wetlands protection act, G.L. ch. 131, § 40 and the Falmouth Wetlands protection by-law and regulations.

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

In conformity with ch. 130, § 57 the Board of Selectmen hereby grants a shellfish aquaculture license to Daniel Ward of East Falmouth, MA to grow Eastern oysters, quahogs and bay scallops within a floating upweller system in Fiddler's Cove Marina. at all times of the year in racks that will sit on the ocean floor within the licensed area. A more complete legal description is as follows:

LEGAL DESCRIPTION

More specifically as follows: a slip measuring 50 ft. by 50 ft. with a location of 41° 38' 48.86"N and 70° 38' 10.28"W.

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

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

Date: February 10, 2014

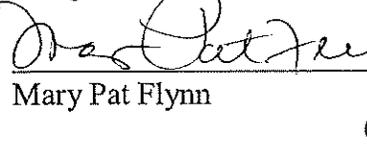
Falmouth Board of Selectmen



Brent Putnam, Chairman

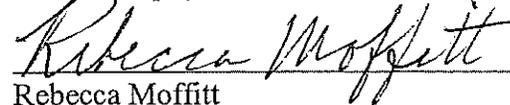


Doug Jones, Vice Chairman



Mary Pat Flynn

Kevin Murphy



Rebecca Moffitt

OPEN SESSION

PUBLIC HEARINGS

3. Application filed by Main Street Gallery, 189 Main Street, Falmouth, for a One-Day Entertainment License to be executed on July 10, 2024 from noon to 5:00 p.m.



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Public Hearing 3.

ITEM TITLE: Approve application filed by Main Street Gallery, 189 Main Street, Falmouth, for a One-Day Entertainment License to be executed on July 10, 2024 from noon to 5:00 PM

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Public Hearing Notice dated April 12, 2024; License Application Review Form; One Day Entertainment License Application dated March 26, 2024; Event narrative; Site plan

PURPOSE:

The Select Board will conduct a public hearing and then consider the approval of a One-Day Entertainment License for the Main Street Gallery, 189 Main Street, Falmouth, to be executed on July 10, 2024 from noon to 5:00 PM.

BACKGROUND/SUMMARY:

- The applicant Main Street Gallery submitted its application for a One-Day Entertainment License on March 26, 2024.

- The application states that the event will take place on Wednesday, July 10, 2024 and will involve live musical entertainment (canteen band) playing for approximately two hours.
- The event hours are listed as being 12:00 PM to 5:00 PM.
- The Police and Fire Rescue Departments have reviewed the application and had no objections to its approval.
- The Building Commissioner reviewed the application and had no issues/concerns.
- The Health Department commented that any food vendor will require an application for a mobile food permit 30 days in advance of the event.
- It should be noted that the date of the event of July 10, 2024 is the date of the annual Arts & Crafts Street Fair; the Special Event Working Group and the Falmouth Village Association were advised of the application for their consideration in planning the annual event.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

OPTIONS:

- Motion to approve the One-Day Entertainment License as submitted by Main Street Gallery, 189 Main Street, Falmouth, to be executed on July 10, 2024 from noon to 5:00 PM.
- Motion to deny the approval of the One-Day Entertainment License as submitted by Main Street Gallery, 189 Main Street, Falmouth, to be executed on July 10, 2024 from noon to 5:00 PM.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board conduct the public hearing as scheduled and base their decision for approval upon the information and facts that are presented.

Michael Renshaw

4/18/2024

Town Manager

Date



TOWN OF FALMOUTH
SELECT BOARD
NOTICE OF PUBLIC HEARING

Notice is hereby given under Chapter 140 Section 183A of the General Laws as amended by Chapter 299 of the Acts of 1926 and amendments thereto, that Main Street Gallery located at 189 Main Street, Falmouth, MA has applied for a One-Day Entertainment License to be executed on Wednesday, July 10, 2024, between noon and 5:00 pm.

A hearing on the above application will be held in the Select Board Meeting Room, Falmouth Town Hall on Monday, April 22, 2024, at 6:45 p.m.

Comments may be sent to selectboard@falmouthma.gov.

Per order of the Select Board

LICENSING BOARD
Nancy Robbins Taylor
Edwin P. Zylinski, II
Douglas C. Brown
Onjalé Scott Price
Robert P. Mascali

Publication date: Friday, April 12, 2024; Falmouth Enterprise.



Town of Falmouth
 Office of the Town Manager/Selectmen
 59 Town Hall Square, Falmouth, MA 02540
 508-495-7320

ONE-DAY ENTERTAINMENT LICENSE APPLICATION (per day)

Massachusetts General Laws, Chapter 140, Section 183A as amended by Chapter 694 of 1981

NAME OF ESTABLISHMENT Main Street Gallery
 ADDRESS 189 Main Street
Falmouth MA 02540

NAME OF OWNER/MANAGER Jim Fox
 TELEPHONE #: [REDACTED] EMAIL: [REDACTED]

NARRATIVE DESCRIBING ENTERTAINMENT:
Stage Door Cartoon Band playing for around 2 hours to coincide with a pop art event.

**LOCATION OF ENTERTAINMENT on premises Private parking lot

****Attach to this form a Floor Plan showing where on the premises entertainment will take place.**

DATE or DATES APPLIED FOR: Wednesday, July 10th 2024
 SUNDAY ENTERTAINMENT? (If YES, also complete State application fee - contact the Select Board Office)
 Hours entertainment will be offered between 12-5:00 pm

PLEASE CHECK THE APPROPRIATE BOX FOR ALL TYPES OF ENTERTAINMENT:
 1. DANCING By Patrons Y/N Other Dancing Y/N
 2. MUSIC Recorded Y/N Live Y/N No. of Musicians Amplification Y/N
 Type of Instruments Various instruments

I certify that this application contains a true description of the entertainment provided by this establishment and that I have complied with M.G.L. Chapter 140, Section 183A, Paragraph 3, by stating whether as part of the concert, dance exhibition, cabaret and public show any person will be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the public area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the breast below the top of the areola, or any simulation thereof.

DATE 3/26/24 x [Signature]
 TOWN FEES:
 FILING FEE: \$10.00
 PERMIT FEE: \$25.00 per day
 OWNER, MANAGER OR AUTHORIZED AGENT

Main Street Gallery, located at 189 Main Street, is requesting a 1 day entertainment license for the parking lot behind our building located at 189 Main St. also known as the 8th Cousins Building.

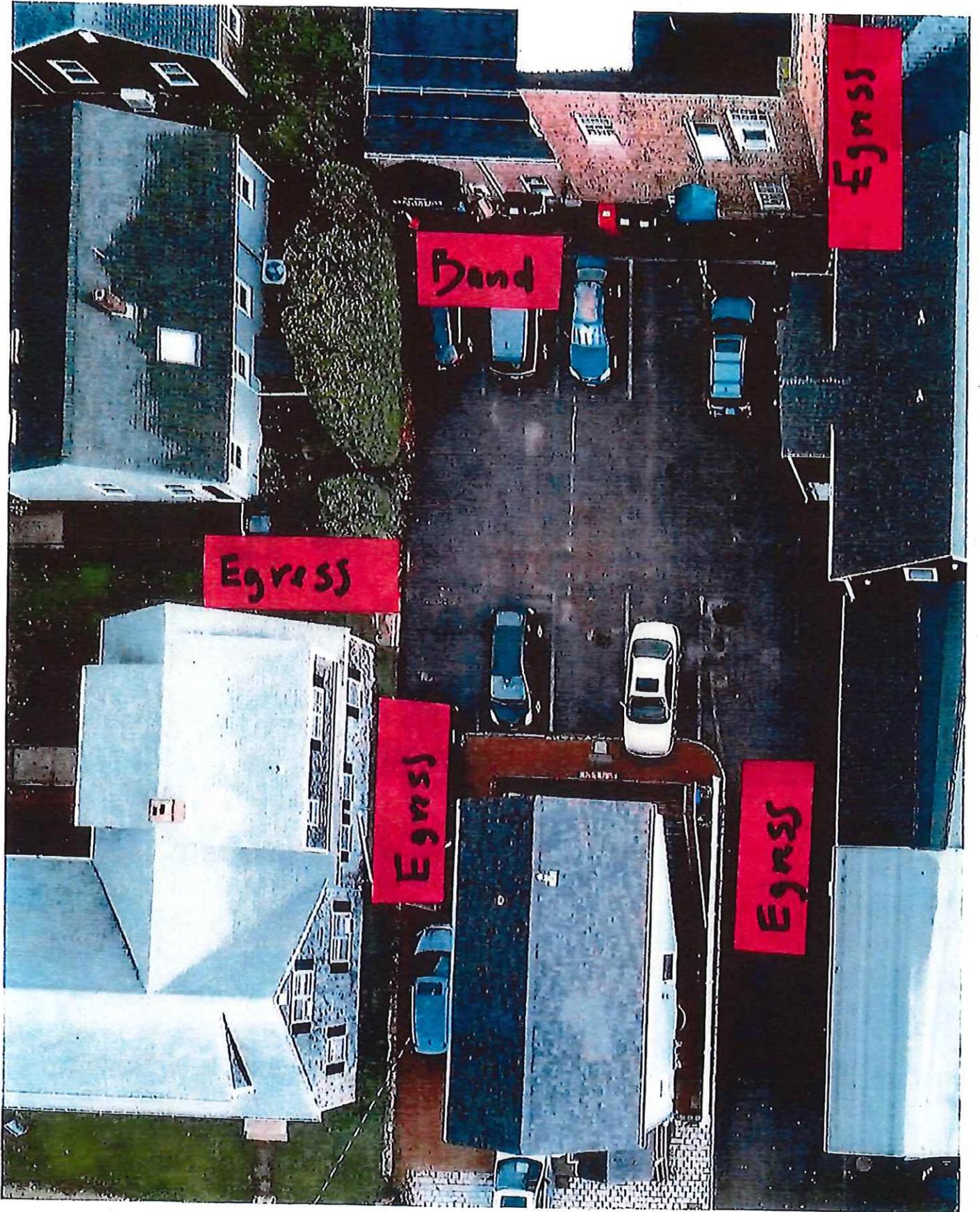
We have arranged for The Stage Door Canteen band to play a free concert for 2 hours between 2 and 5:00 PM. This event will coincide with the Craft Fair on Main Street and Main Street will be closed to all vehicles from the hours of 9:00 AM to 5:00 PM. With a possibility of another performer playing from 12-2:00pm.

There are 4 means of egress through this parking lot. Two driveways from Chancery Lane a walk way from Main St. and a right of way from the town hall square. This will be a stand-up event and there will be no general seating.

We have arranged for Dogs and Hogs to provide a 4 by 6 food cart.

We will have approximately 6 artists displaying their art around the periphery of the parking lots. We have limited space in our gallery and have requests from dozens of artists who would like to show their art in our gallery that we just don't have the room for so we would like to promote them through a pop-up art event, free to them and the public.

Please note attachments including a aerial photograph and a GIS plan.



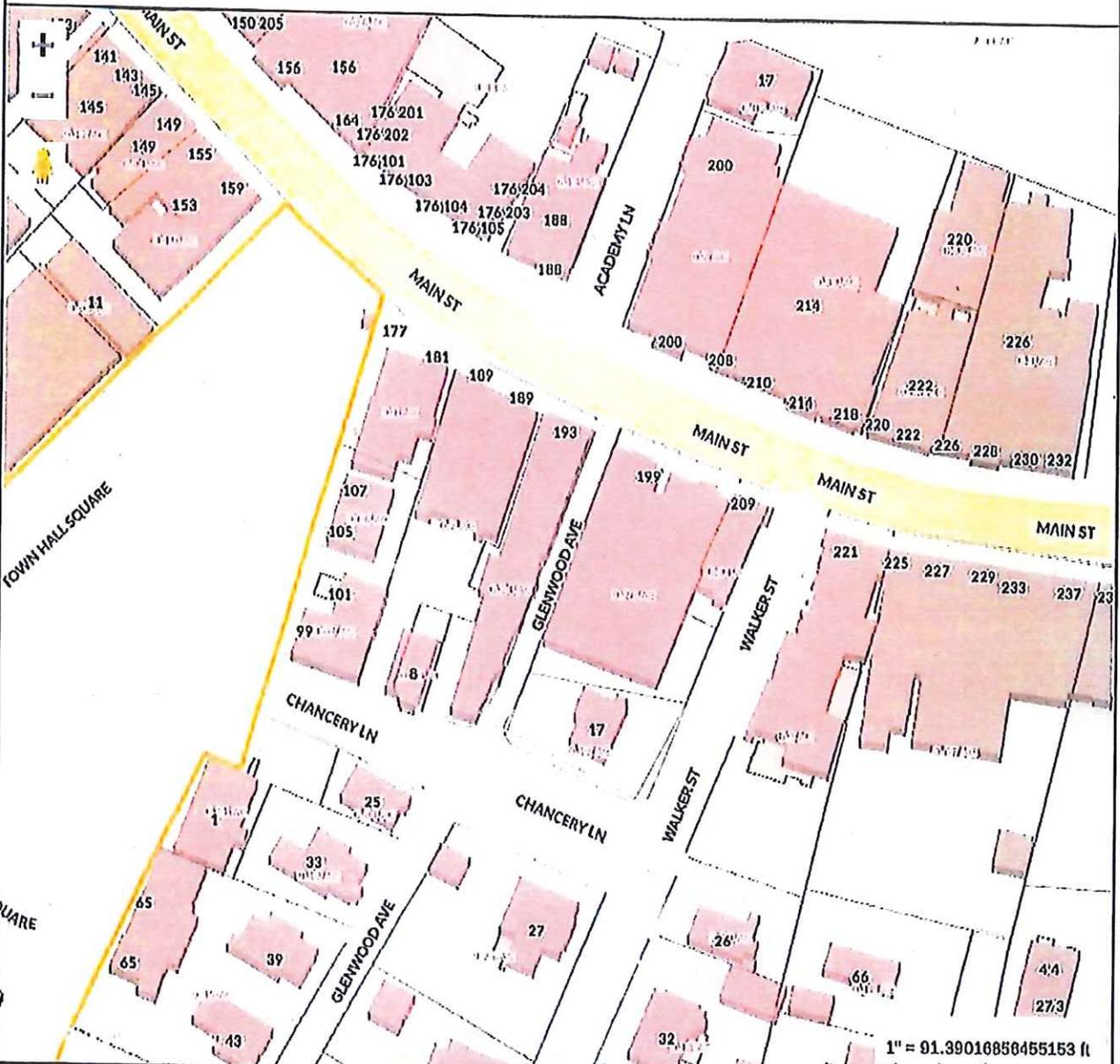
Egness

Band

Egness

Egness

Egness



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/10/2023
Data updated 03/08/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

OPEN SESSION

BUSINESS

1. One Stop for Growth Grant Application – Route 151 water main extension **(10 minutes)**



ITEM NUMBER: Business 1.

ITEM TITLE: Approve One Stop for Growth Grant Application - Route 151 Water Main Extension

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Jed Cornock, Town Planner, Peter McConarty, DPW Director

ATTACHMENTS: One Stop for Growth (OSFG) Expression of Interest (EOI) Completed Form

PURPOSE:

To receive Select Board approval to submit an application to the One Stop for Growth (OSFG) grant program for funding to complete the Route 151 Water Main Extension project.

BACKGROUND/SUMMARY:

- Procedural Overview:
 - The One Stop for Growth (OSFG) grant program is the Commonwealth's relatively new single application portal and collaborative review process of grant programs that make targeted investments throughout the state.
 - The OSFG grant program includes two steps for a municipality looking for funding: 1) submit an Expression of Interest (EOI) – optional item, and 2) submit a full application for funding.

- Although the Expression of Interest (EOI) is optional, it's highly recommended because it allows applicants to briefly describe their prospective project ideas and to receive written feedback from the Executive Office of Economic Development (EOED) and partner agencies prior to completing their full application(s).
 - Each municipality may submit multiple EOI forms for the FY25 Round and all must be submitted by April 30, 2024. Meanwhile, the full application isn't due until June 5, 2024.
- **Project Description:**
- The Route 151 Water Main Extension project includes extending the existing 16" ductile iron water main 5,800 linear feet from Sam Turner Road to Willow Nest Lane.
 - The project is included in the Water Department's Capital Efficiency Plan as the first of the 40 Phase II projects in the 10-year plan and is anticipated to cost approximately \$3,360,000.
 - The majority of the work will be done within the town's existing ROW, with the only exception being the area under the Route 28 bridge over Route 151.
- **Project Benefits:**
- This improvement will also eliminate two dead ends on Nathan Ellis Highway and strengthen transmission capabilities by providing a second transmission route from the Crooked Pond Water Treatment Plant to the northwestern portion of the distribution system.
 - Additionally, this project will aid with the development proposal of the 32-acre vacant area located on the southeast quadrant of the Route 28 & Route 151 interchange – expected to include market and affordable age-restricted and workforce housing.

DEPARTMENT RECOMMENDATION:

The Planning Department and the Department of Public Works is recommending that the Select Board approve the One Stop for Growth (OSFG) grant program Expression of Interest (EOI) application as presented and allow the Planning Department and Department of Public Works to submit a full application by the program deadline.

OPTIONS:

- Motion to approve the request to submit an Expression of Interest (EOI) for the One Stop for Growth (OSFG) grant program as presented and to approve the request to submit a full application by the program deadline.

- Motion to deny the request to submit an Expression of Interest (EOI) for the One Stop for Growth (OSFG) grant program as presented and to deny the request to submit a full application by the program deadline.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the One Stop for Growth (OSFG) grant program Expression of Interest (EOI) application as presented and allow the Planning Department and Department of Public Works to submit a full application by the program deadline of June 5, 2024.

Michael Renshaw

Town Manager

4/16/2024

Date

Community One Stop for Growth – Expression of Interest

Organization Information

Applicant Organization Name: **Town of Falmouth**

Organization Type: **Public Organization (drop-down list option)**

Applicant Organization Location: **Falmouth (drop-down list option)**

Project Contact Name: **Michael Renshaw**

Contact Title: **Town Manager**

Applicant Email: **mike.renshaw@falmouthma.gov**

Phone: **508-495-7324**

Project Information

Project Name: **Route 151 Water Main Extension**

Project Location: **Falmouth (drop-down list option)**

Project Abstract: Falmouth will use these funds to extend town water infrastructure along Route 151 to support a proposed 248-unit mixed income and multi-generational rental housing development and to provide water service redundancy for over 3,000 properties in the North Falmouth area.

Specifically, the project will install approximately 5,800 linear feet of 16" ductile iron water main to serve the proposed age-restricted and workforce housing development located in the town's recently amended Senior Care Retirement and Workforce Housing District and to connect to dead ends in the water system.

Provide a concise description of the project, with a focus on how the grant funds would be used if awarded. (500 Character Limit)

Project Description: **Infrastructure – Public Infrastructure to Support Housing Production (drop-down list option)**

Public Infrastructure to Support Housing Production

Which of the following best describes the work that funding from a grant would be used for? **Public infrastructure construction to unlock housing (i.e., sidewalk and road construction, utility relocation, traffic signals, water/sewer extensions, culvert repairs, etc.) (drop-down list option)**

Budget Estimate

Estimated Grant Funding Request: **\$3,360,000**

Enter the expected amount (\$) of grant funding to be requested through the Community One Stop for Growth for the proposed project (Enter numbers only)

Anticipated Project Completion

Estimated Completion: **December 31, 2026**

OPEN SESSION

BUSINESS

2. Vote to adopt the new LIP Application Process and Review Guidelines, re-establish the LIP Review Advisory Committee, and appoint a Select Board member to the committee **(15 minutes)**



ITEM NUMBER: Business 2.

ITEM TITLE: Vote to adopt the new Local Initiative Program (LIP) Application Process & Review Guidelines, reestablish the LIP Review Advisory Committee, and appoint a Select Board member to the Committee

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Kimberly Fish, Housing Coordinator

ATTACHMENTS: Local Initiative Program Application Process & Review Guidelines and Draft LIP Application Process & Review Guidelines showing substantive changes from document presented to the Select Board on March 2, 2024

PURPOSE:

The Housing Coordinator will provide a brief presentation regarding the Local Initiative Program Process and Review Guidelines. Additionally, she is requesting the Select Board to re-establish the LIP Review Advisory Committee, appoint a Select Board member to the Committee and adopt the new LIP Application Process and Review Guidelines as presented.

BACKGROUND/SUMMARY:

- The Local Initiative Program (LIP) is a state housing program that was established to give cities and towns more flexibility in their efforts to provide low and moderate-income housing. It is administered by the Executive Office of Housing and Livable Communities (EOHLC).
- It is intended for projects that are not receiving a subsidy from the state. A subsidy can include both monetary and/or technical support.

- The purpose of a LIP is premised on the fact that a municipality and a developer are working in concert on a project that fits within the community, meets the housing needs, and limits the impacts to the surrounding neighborhood.
- Whether the LIP application is endorsed or not, the applicant is required to go through the Ch. 40B comprehensive permitting process through the Zoning Board of Appeals unless it is a Local Action Unit (LAU).
- There are municipal responsibilities if the Select Board signs onto a LIP application:
 - Annual monitoring of the affordable units (responsibility can be transferred to a designee)
 - Property tax assessments (property assessed at affordable rate not market rate).
- Falmouth has historically not received many LIP applications. We are anticipating receiving more LIP applications as we approach the Ch. 40B threshold of 10%.
- Falmouth adopted LIP Guidelines in 2007. This is a good time to update these guidelines and re-establish the LIP Review Advisory Committee.

DEPARTMENT RECOMMENDATION:

The Housing Coordinator recommends the Select Board vote to re-establish the LIP Advisory Committee, appoint a Select Board member to the Committee and adopt the LIP Application Process & Review Guidelines as presented.

RECOMMENDED MOTIONS:

“I move that the Board re-establishes the LIP Review Advisory Committee.”

“I move that the Board appoints _____ to the LIP Review Advisory Committee.”

“I move that the Board adopts the Local Initiative Application Process & Review Guidelines as presented.”

OPTIONS:

- Move the recommended motions as presented.

- Motion to not re-establish the LIP Review Advisory Committee, or appoint a member of the Board to the LIP Advisory Committee or not adopt LIP Process & Review Guidelines as presented.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board vote to re-establish the LIP Advisory Committee, appoint a Select Board member to the Committee and adopt the LIP Application Process & Review Guidelines as presented.

Michael Renshaw

4/17/2024

Town Manager

Date

TOWN OF FALMOUTH
LOCAL INITIATIVE PROGRAM (“LIP”)
APPLICATION PROCESS AND REVIEW GUIDELINES

- 1) Final LIP Application Process and Review Guidelines to be adopted by the Select Board**
- 2) Draft LIP Application Process and Review Guidelines outlining substantive changes from the document presented to the Select Board on March 2, 2024**

**1) Final LIP Application Process and Review
Guidelines to be adopted by the Select Board**



TOWN OF FALMOUTH
LOCAL INITIATIVE PROGRAM ("LIP")
APPLICATION PROCESS AND REVIEW GUIDELINES
ADOPTED BY THE SELECT BOARD APRIL 22, 2024

APPLICATION PROCESS

The application process is overseen by a LIP Review Advisory Committee, which is comprised of a Select Board member, Assistant Town Manager, Housing Coordinator, Town Planner and a member of the Affordable Housing Committee. The LIP Review Advisory Committee submits its recommendations to the Town Manager who may attend and participate in the Committee's meetings.

The process is divided into two main parts: the Pre-Application Phase and the Formal Application Phase.

The Pre-Application Phase is intended to provide the developer with feedback on its conceptual plan before investing in engineering and architectural design so the Town and the applicant can engage in a dialog about the respective needs and preferences of each party before the developer invests in design development. This is done to create a project that meets the community's housing needs and is tailored to mitigate impacts to the environment, infrastructure and surrounding neighborhood to the greatest extent feasible. The Town reserves its right to reject LIP proposals that are deemed not in the Town's best interest based on a full analysis of all considerations including, but not limited to, the housing crisis.

The Formal Application Phase includes the LIP Application required by the Executive Office of Housing and Livable Communities ("EOHLC") with a site plan, floor and elevation plans and other documentation of the proposed project incorporating the results of the discussions between the LIP Review Advisory Committee and the applicant during the Pre-Application Phase. The LIP Application is available at the website for the Massachusetts Executive Office of Housing and Livable Communities:

<https://www.mass.gov/doc/comprehensive-permit-application-as-a-fillable-form-0/download>. A LIP Application project must meet the LIP Guidelines as published by EOHLC on its website.

While it isn't required, it is strongly recommended that a developer seek input from the Town's Land Use Group at one of their meetings prior to entering the LIP application process. Please contact the Town Planner for more information.

PRE-APPLICATION PHASE

1. To receive consideration for Select Board approval of a Local Initiative Program project proposal under Massachusetts General Laws Chapter 40B ("Chapter 40B"), Sections 20-23, 760 CMR 56.00 and Executive Office of Housing and Livable Communities Local Initiative Program, the applicant shall submit a letter of intent (LOI) to the Housing Coordinator with a copy to the Town Manager. The LOI shall contain the following information:
 - a. Subject property address(es) and parcel ID;
 - b. Development Team – name and address of firm(s) and individuals, attach resumes and a description of affordable housing projects completed;
 - c. Evidence of ownership or property control;
 - d. Property description - # of acres, zoning, existing structures and infrastructure; and
 - e. Project Summary:
 - i. Number of units
 - ii. Number of buildings
 - iii. Ownership / rental
 - iv. Number of market and income restricted units
 - v. Target mix of income ranges by % of Area Median Income
2. Housing Coordinator will review LOI for completeness and contact applicant to request additional information, if needed. LOI is not considered complete until all required information is supplied by the applicant.
3. Once LOI is deemed complete, the applicant will be invited to participate in a Pre-Application/Joint Review Process with the LIP Review Advisory Committee.
4. This Pre-Application phase is intended to be a dialog to shape the project in a manner that best balances the needs of the community and those of the developer. This phase may include multiple meetings and correspondence.
5. This Phase will conclude when both parties reach an agreement on a concept plan or when either party determines it is not possible to reach an agreement.
6. If the Town Manager finds, based on the recommendation of the LIP Review Advisory Committee, the concept plan is beneficial to the Town, the applicant will be invited to proceed to the Formal Application Phase.
7. In the event the Town Manager finds the project is not beneficial to the Town, he/she shall submit a recommendation to the Select Board and the applicant will have an opportunity to present its proposal to the Select Board directly.

FORMAL APPLICATION PHASE

1. If an agreement has been reached between the Town Manager and the applicant on the conceptual details of the proposed project, the applicant is invited to file its LIP Application with the Town Manager. The application shall include:
 - a. name and address of the members of the development team;
 - b. address of the proposed site and site description (to include any wetlands, waterways, easements, conservation restrictions, and any other deed restrictions). It should also include a description of any existing buildings and their uses;
 - c. a locus map identifying the site within a plan of the neighborhood, accompanied by photographs of the surrounding buildings and features that provide an understanding of the physical context of the site including any wetlands boundaries;
 - d. a tabulation of proposed buildings with the number, size (number of bedrooms, floor area as per the LIP Guidelines established by EOHLC), and type (ownership or rental) of housing units proposed;
 - e. the site plan, floor plans and exterior elevations of the proposed buildings, that include a summary showing the percentage of the land to be occupied by buildings, parking and other paved areas, and by open areas. Also included in the summary shall be the number of parking spaces, and the ratio of parking spaces to housing units;
 - f. a narrative description of the approach to building massing, the relationships to adjacent properties, and the proposed exterior building materials (See EOHLC LIP Design Guidelines at: <https://www.mass.gov/files/documents/2017/10/16/handbook-approachtoch40b-designreviewa.pdf>);
 - g. a tabular analysis comparing existing zoning requirements to the waivers requested for the project;
 - h. estimated or determined wetland locations on the subject parcel(s) or within regulatory buffers of the proposed development;
 - i. for projects proposed on the municipal sewer, a calculation of proposed daily sewer flow per Title V of the MA State Environmental Code based on proposed uses, and for redevelopment projects a calculation of percentage increase or decrease in daily flow is to be included;
 - j. Complete list of previous housing projects and any in process, including notation of any 40B comprehensive permits and Local Initiative Program projects (LIP). If more than 20, applicant may limit list to the 20 most recent projects;
 - k. A description of any past or current litigation involving 40B or LIP projects;
 - l. Three references that include contact name, address, email address and telephone number. All qualifications, past projects, references, and results of reference checks shall be documented and made available as a matter of public record; and
 - m. The LIP Review Advisory Committee may request additional information to support its review of the proposal. Recognizing the importance of a timely review process for all parties, and that the Zoning Board of Appeals shall conduct a full review of every project including formal hearings, such requests shall be limited to information deemed essential to the Select Board determination whether to support the project.

2. The Housing Coordinator will review the application for completeness and may contact the applicant to clarify issues and/or to request additional information. Applications are not considered complete until all the information requested has been supplied by the applicant.
3. Once the application is deemed complete, it will be distributed to the LIP Review Advisory Committee and the Affordable Housing Committee. The LIP Review Advisory Committee and the Affordable Housing Committee shall each hold a public meeting at which the applicant will present its project and allow for public comment.
4. The LIP Review Advisory Committee and the Affordable Housing Committee shall each render a recommendation within thirty (30) days following the final public meeting, unless extended mutually by the Committees and applicant.
5. The LIP Review Advisory Committee shall report its findings and recommendations to the Town Manager and the Affordable Housing Committee.
6. The Affordable Housing Committee shall vote its recommendations on the proposed project only after receiving the LIP Review Advisory Committee recommendations. The Affordable Housing Committee recommendations shall be submitted to the Select Board with a copy to the Town Manager.
7. The Town Manager shall inform the Select Board and the applicant of his/her decision within 21 days of receiving the LIP Review Advisory Committee's recommendation. The applicant will then present its project to the Select Board at a public meeting and the Select Board shall vote to endorse, not endorse or some other action to be determined. If they endorse the project, they will send a written letter to the Executive Office of Housing and Livable Communities and direct the Town Manager to sign the LIP application. The endorsement letter shall include all of the project information, supporting documents, and the results of the review by the LIP Review Advisory Committee and the Affordable Housing Committee. This information may be included in the Comprehensive Permit application to the Zoning Board of Appeals.

REVIEW GUIDELINES

In addition to the requirements of EOHLC for the LIP Application, the project should demonstrate benefits to the community greater than the minimum statutory standards for Chapter 40B development and should reflect community need in order to be considered as a LIP project.

The Select Board has identified the following criteria for evaluating LIP proposals:

- A. mixed-income year-round rental and homeownership opportunities for households earning from 30% and up to 120% of the Area Median Income ("AMI")
- B. mixed-use development is desirable in certain locations;
- C. strong preference for proposals in which more than 25% of the total units are deed-restricted for households earning 120% of AMI or less;
- D. proposals which provide attainable housing for the "missing middle" by including deed restricted units (in excess of the mandatory 25% affordable at 80% of AMI or less), for households earning from 80% to 120% of the AMI;
- E. site design that provides open space and recreational amenities;
- F. architecture that is compatible with the surrounding neighborhood;
- G. enhancements to site and surrounding neighborhood (landscaping, drainage, connectivity, etc.);
- H. ability to meet identified housing needs (senior, workforce, rental);
- I. availability of sewer and/or on-site wastewater disposal technology that reduce nitrogen output;
- J. has a positive economic impact on the neighborhood and stimulates new investment in distressed area;
- K. mitigates environmental impact through redevelopment of existing structures, proximity to existing infrastructure, and use of best available design and technology;
- L. proposes a low fertilizer and low water consumption landscape design;
- M. has Energy Star Rating;
- N. provides Handicapped Accessible/Visitable options; and
- O. located in a planning district with a lower percentage of affordable housing.

The LIP applicant is strongly encouraged to review the proposed project with the project's neighbors and any applicable village associations.

All benefits shall be clearly identified in the LIP Application before an agreement is entered into between the Town of Falmouth and the applicant and made available as a matter of public record.

The LIP Application process allows for developers seeking to build single or multi-family homes, condos, or apartments, where a certain percentage of the units are proposed to be affordable, to work with town officials to obtain approval. Such units must serve households below 80% of the area median income; the units must be subject to use restrictions to ensure that they remain in a community's affordable housing stock and must be sold or rented on a fair and open basis. Applicants are advised to review the EOHLC LIP Guidelines as published by EOHLC before proceeding with a LIP Application.

LIP projects are subject to profit limitations. For homeownership projects, profit and developer fees to all partners and owners are limited to no more than 20 percent (20%) of the total development costs. For rental and cooperative housing projects, the LIP regulatory agreement, signed by the community, developer, and EOHLC, limits distribution of return to all partners and legal or beneficial owners to a maximum of 10 percent (10%) equity per year during the time when the affordability restrictions are in place.

**2) Draft LIP Application Process and Review
Guidelines outlining substantive changes from
the document presented to the Select Board
on March 2, 2024**



TOWN OF FALMOUTH
LOCAL INITIATIVE PROGRAM ("LIP")
APPLICATION PROCESS AND REVIEW GUIDELINES
ADOPTED BY THE SELECT BOARD APRIL 22, 2024

APPLICATION PROCESS

The application process is overseen by a LIP Review Advisory Committee, which is comprised of a Select Board member, Assistant Town Manager, Housing Coordinator, Town Planner and a member of the Affordable Housing Committee. The LIP Review Advisory Committee submits its recommendations to the Town Manager who may attend and participate in the Committee's meetings.

Commented [KF1]: Removed Town Manager from Committee. Committee provides its recommendation to the Town Manager.

The process is divided into two main parts: the Pre-Application Phase and the Formal Application Phase.

The Pre-Application Phase is intended to provide the developer with feedback on its conceptual plan before investing in engineering and architectural design so the Town and the applicant can engage in a dialog about the respective needs and preferences of each party before the developer invests in design development. This is done to create a project that meets the community's housing needs and is tailored to mitigate impacts to the environment, infrastructure and surrounding neighborhood to the greatest extent feasible. The Town reserves its right to reject LIP proposals that are deemed not in the Town's best interest based on a full analysis of all considerations including, but not limited to, the housing crisis.

The Formal Application Phase includes the LIP Application required by the Executive Office of Housing and Livable Communities ("EOHLC") with a site plan, floor and elevation plans and other documentation of the proposed project incorporating the results of the discussions between the LIP Review Advisory Committee and the applicant during the Pre-Application Phase. The LIP Application is available at the website for the Massachusetts Executive Office of Housing and Livable Communities: <https://www.mass.gov/doc/comprehensive-permit-application-as-a-fillable-form-0/download>. A LIP Application project must meet the LIP Guidelines as published by EOHLC on its website.

Commented [KF2]: Added language that the LIP Application includes official application and documents required by EOHLC.

While it isn't required, it is strongly recommended that a developer seek input from the Town's Land Use Group at one of their meetings prior to entering the LIP application process. Please contact the Town Planner for more information.

Commented [KF3]: Added paragraph encouraging applicants to attend the Land Use meeting. It's very helpful for applicant to gather input from regulatory departments prior to investing further in project.

PRE-APPLICATION PHASE

1. To receive consideration for Select Board approval of a Local Initiative Program project proposal under Massachusetts General Laws Chapter 40B ("Chapter 40B"), Sections 20-23, 760 CMR 56.00 and Executive Office of Housing and Livable Communities Local Initiative Program, the applicant shall submit a letter of intent (LOI) to the Housing Coordinator with a copy to the Town Manager. The LOI shall contain the following information:
 - a. Subject property address(es) and parcel ID;
 - b. Development Team – name and address of firm(s) and individuals, attach resumes and a description of affordable housing projects completed;
 - c. Evidence of ownership or property control;
 - d. Property description - # of acres, zoning, existing structures and infrastructure; and
 - e. Project Summary:
 - i. Number of units
 - ii. Number of buildings
 - iii. Ownership / rental
 - iv. Number of market and income restricted units
 - v. Target mix of income ranges by % of Area Median Income
2. Housing Coordinator will review LOI for completeness and contact applicant to request additional information, if needed. LOI is not considered complete until all required information is supplied by the applicant.
3. Once LOI is deemed complete, the applicant will be invited to participate in a Pre-Application/Joint Review Process with the LIP Review Advisory Committee.
4. This Pre-Application phase is intended to be a dialog to shape the project in a manner that best balances the needs of the community and those of the developer. This phase may include multiple meetings and correspondence.
5. This Phase will conclude when both parties reach an agreement on a concept plan or when either party determines it is not possible to reach an agreement.
6. If the Town Manager finds, based on the recommendation of the LIP Review Advisory Committee, the concept plan is beneficial to the Town, the applicant will be invited to proceed to the Formal Application Phase.
7. In the event the Town Manager finds the project is not beneficial to the Town, he/she shall submit a recommendation to the Select Board and the applicant will have an opportunity to present its proposal to the Select Board directly.

Commented [KF4]: Added submission requirements for pre-application phase.

Commented [KF5]: Language added to clarify pre-application process.

FORMAL APPLICATION PHASE

1. If an agreement has been reached between the Town Manager and the applicant on the conceptual details of the proposed project, the applicant is invited to file its LIP Application with the Town Manager. The application shall include:
 - a. name and address of the members of the development team;
 - b. address of the proposed site and site description (to include any wetlands, waterways, easements, conservation restrictions, and any other deed restrictions). It should also include a description of any existing buildings and their uses;
 - c. a locus map identifying the site within a plan of the neighborhood, accompanied by photographs of the surrounding buildings and features that provide an understanding of the physical context of the site including any wetlands boundaries;
 - d. a tabulation of proposed buildings with the number, size (number of bedrooms, floor area as per the LIP Guidelines established by EOHLIC), and type (ownership or rental) of housing units proposed;
 - e. the site plan, floor plans and exterior elevations of the proposed buildings, that include a summary showing the percentage of the land to be occupied by buildings, parking and other paved areas, and by open areas. Also included in the summary shall be the number of parking spaces, and the ratio of parking spaces to housing units;
 - f. a narrative description of the approach to building massing, the relationships to adjacent properties, and the proposed exterior building materials (See EOHLIC LIP Design Guidelines at: <https://www.mass.gov/files/documents/2017/10/16/handbook-approachtoch40b-designreviewa.pdf>);
 - g. a tabular analysis comparing existing zoning requirements to the waivers requested for the project;
 - h. estimated or determined wetland locations on the subject parcel(s) or within regulatory buffers of the proposed development;
 - i. for projects proposed on the municipal sewer, a calculation of proposed daily sewer flow per Title V of the MA State Environmental Code based on proposed uses, and for redevelopment projects a calculation of percentage increase or decrease in daily flow is to be included;
 - j. Complete list of previous housing projects and any in process, including notation of any 40B comprehensive permits and Local Initiative Program projects (LIP). If more than 20, applicant may limit list to the 20 most recent projects;
 - k. A description of any past or current litigation involving 40B or LIP projects;
 - l. Three references that include contact name, address, email address and telephone number. All qualifications, past projects, references, and results of reference checks shall be documented and made available as a matter of public record; and
 - m. The LIP Review Advisory Committee may request additional information to support its review of the proposal. Recognizing the importance of a timely review process for all parties, and that the Zoning Board of Appeals shall conduct a full review of every project including formal hearings, such requests shall be limited to information deemed essential to the Select Board determination whether to support the project.

2. The Housing Coordinator will review the application for completeness and may contact the applicant to clarify issues and/or to request additional information. Applications are not considered complete until all the information requested has been supplied by the applicant.
3. Once the application is deemed complete, it will be distributed to the LIP Review Advisory Committee and the Affordable Housing Committee. The LIP Review Advisory Committee and the Affordable Housing Committee shall each hold a public meeting at which the applicant will present its project and allow for public comment.
4. The LIP Review Advisory Committee and the Affordable Housing Committee shall each render a recommendation within thirty (30) days following the final public meeting, unless extended mutually by the Committees and applicant.
5. The LIP Review Advisory Committee shall report its findings and recommendations to the Town Manager and the Affordable Housing Committee.
6. The Affordable Housing Committee shall vote its recommendations on the proposed project only after receiving the LIP Review Advisory Committee recommendations. The Affordable Housing Committee recommendations shall be submitted to the Select Board with a copy to the Town Manager.
7. The Town Manager shall inform the Select Board and the applicant of his/her decision within 21 days of receiving the LIP Review Advisory Committee's recommendation. The applicant will then present its project to the Select Board at a public meeting and the Select Board shall vote to endorse, not endorse or some other action to be determined. If they endorse the project, they will send a written letter to the Executive Office of Housing and Livable Communities and direct the Town Manager to sign the LIP application. The endorsement letter shall include all of the project information, supporting documents, and the results of the review by the LIP Review Advisory Committee and the Affordable Housing Committee. This information may be included in the Comprehensive Permit application to the Zoning Board of Appeals.

REVIEW GUIDELINES

In addition to the requirements of EOHLIC for the LIP Application, the project should demonstrate benefits to the community greater than the minimum statutory standards for Chapter 40B development and should reflect community need in order to be considered as a LIP project.

The Select Board has identified the following criteria for evaluating LIP proposals:

- A. mixed-income year-round rental and homeownership opportunities for households earning from 30% and up to 120% of the Area Median Income ("AMI")
- B. mixed-use development is desirable in certain locations;
- C. strong preference for proposals in which more than 25% of the total units are deed-restricted for households earning 120% of AMI or less;
- D. proposals which provide attainable housing for the "missing middle" by including deed restricted units (in excess of the mandatory 25% affordable at 80% of AMI or less), for households earning from 80% to 120% of the AMI;
- E. site design that provides open space and recreational amenities;
- F. architecture that is compatible with the surrounding neighborhood;
- G. enhancements to site and surrounding neighborhood (landscaping, drainage, connectivity, etc.);
- H. ability to meet identified housing needs (senior, workforce, rental);
- I. availability of sewer and/or on-site wastewater disposal technology that reduce nitrogen output;
- J. has a positive economic impact on the neighborhood and stimulates new investment in distressed area;
- K. mitigates environmental impact through redevelopment of existing structures, proximity to existing infrastructure, and use of best available design and technology;
- L. proposes a low fertilizer and low water consumption landscape design;
- M. has Energy Star Rating;
- N. provides Handicapped Accessible/Visitable options; and
- O. located in a planning district with a lower percentage of affordable housing.

The LIP applicant is strongly encouraged to review the proposed project with the project's neighbors and any applicable village associations.

All benefits shall be clearly identified in the LIP Application before an agreement is entered into between the Town of Falmouth and the applicant and made available as a matter of public record.

The LIP Application process allows for developers seeking to build single or multi-family homes, condos, or apartments, where a certain percentage of the units are proposed to be affordable, to work with town officials to obtain approval. Such units must serve households below 80% of the area median income; the units must be subject to use restrictions to ensure that they remain in a community's affordable housing stock and must be sold or rented on a fair and open basis. Applicants are advised to review the EOHLIC LIP Guidelines as published by EOHLIC before proceeding with a LIP Application.

LIP projects are subject to profit limitations. For homeownership projects, profit and developer fees to all partners and owners are limited to no more than 20 percent (20%) of the total development costs. For rental and cooperative housing projects, the LIP regulatory agreement, signed by the community, developer, and EOHLIC, limits distribution of return to all partners and legal or beneficial owners to a

maximum of 10 percent (10%) equity per year during the time when the affordability restrictions are in place.

Commented [KF6]: Paragraphs added as summary of the Local Initiative Program.

OPEN SESSION

BUSINESS

3. Project Eligibility Letter for a 40-unit housing proposal at 85 Brick Kiln Road **(15 minutes)**



ITEM NUMBER: Business 3.

ITEM TITLE: Project Eligibility Letter for a 40-unit housing proposal at 85 Brick Kiln Road

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Jed Cornock, Town Planner

ATTACHMENTS: DRAFT Project Eligibility Letter

PURPOSE:

We seek Select Board approval of a letter to submit to MassHousing in connection with the developer's application for project eligibility and site approval pursuant to the MA G.L. c. 40B comprehensive permit process. The purpose of the letter is to encourage the developer to take certain actions to mitigate the impacts of the proposed 40-unit rental housing proposal.

BACKGROUND/SUMMARY:

- Procedural Overview:
 - The developer, "85 Brick Kiln, LLC", is applying for a comprehensive permit under MA G.L. c.40B.
 - MassHousing will determine whether or not to grant project eligibility and site approval. If approved by MassHousing at this stage, the developer will then submit a comprehensive permit application to the Falmouth Zoning Board of Appeals.

- The Town's ability to influence MassHousing's decision to grant project eligibility and site approval is limited given that Falmouth has not reached the statutory affordable housing threshold of 10%.
 - The 'project eligibility letter' is an opportunity for the Select Board to go on the record with its position on the project which may influence future decisions of the developer or the Zoning Board of Appeals.
 - Town staff met with the developer and MassHousing at the project site on March 21, 2024. Town staff reviewed the application submitted to MassHousing.
 - The Select Board typically has 30 days from submission of the application to submit a letter to MassHousing; however, the Town received an extension of this timeline in order to submit comments by April 30, 2024.
- Project Description:
- The project is located on a 4.28-acre lot on Brick Kiln Road, between Sandwich Road and Oxbow Road in East Falmouth.
 - The proposal includes 40 units of rental housing, 10 of which will be affordable at 80% AMI (the minimum 25% required under 40B proposed now).
 - The 40 units will be located in nine (9) duplex buildings (18 units) and two (2) multi-unit buildings (22 units) on the property.
 - All of the future lots will be accessed by a 1,300 +/- foot private driveway with a large oval shaped end with parking, will be served by town water, and will have underground utilities.
 - The site has generally flat topography and the two (2) multi-unit buildings will be located at the lower portion of the site, away from the neighboring single-family homes.
- Project Benefits:
- The proposal would create an additional 10 units of affordable rental housing.
 - New rental opportunities are identified as a priority in the 2018 Falmouth Housing Production Plan and the recently updated 2024 Housing Production Plan.

➤ **Project Impacts:**

- The submitted plans appear to show an extensive amount of future tree clearing. With the future buildings ranging from twenty-five (25) to thirty (30) feet from the property line, nearly all of the existing tree growth will need to be cleared in order to support this development.

- The property is not located within the Town sewer service area but is within the Coastal Pond Overlay District (Great Pond Watershed). As Great Pond is one of the town's most impaired watersheds, the applicant should include an Innovative/Alternative septic system that will reduce nitrogen flow into the groundwater.

- The project site is not walkable to services and is not located on any fixed route transportation service at present which means future residents will rely on their own automobiles for transportation.

DEPARTMENT RECOMMENDATION:

We recommend the Board approve the enclosed draft letter with, or without amendments, to formally request the developer take certain actions to mitigate the impacts of this project.

OPTIONS:

- Motion to approve draft project eligibility letter and submit to MassHousing as presented.

- Motion to authorize the Chair to revise the draft project eligibility letter and submit to MassHousing.

- Motion to deny approval of a project eligibility letter for this project.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the enclosed draft project eligibility letter with, or without amendments, to formally request the developer take certain actions to mitigate the impacts of this project, and to submit the letter to MassHousing.

Michael Renshaw

Town Manager

4/17/2024

Date

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April 22, 2024

Michael Busby
Relationship Manager, Planning and Programs
MassHousing
One Beacon Street
Boston MA 02108

RE: Project Eligibility/Site Approval – 85 Brick Kiln Rd, East Falmouth, “85 Brick Kiln Road Apartments”

Dear Mr. Busby:

The Town of Falmouth has reviewed the application for Project Eligibility/Site Approval for “85 Brick Kiln Road Apartments” located at 85 Brick Kiln Road, East Falmouth submitted by 85 Brick Kiln, LLC and offers the following for your consideration.

The proposal consists of 40 rental housing units (9 duplex buildings and 2 multi-unit buildings) on a 4.28 acre previously disturbed lot. In total, 10 of the 40 units (25%) will be affordable at 80% AMI, leaving the remainder (30 units) as market rate units.

Of the 9 duplex buildings, 2 will include 3-bedroom, 1 bath, 1,000 square foot units and the other 7 buildings will include 2-bedroom, 1 bath, 780 square foot units. The 3-bedroom unit buildings, having a total of 4 units, will be one and a half stories with full basements while the 2-bedroom unit buildings, having a total of 14 units, will be one story with full basements. Each building will have private outdoor space at the rear for each unit, including an 8’x10’ patio and privacy fencing. Additionally, the 2 multi-unit buildings will include 22 studio units, each containing 544 square feet and 1 bathroom. Both buildings, the first containing 12 units and the second containing 10 units, will be two stories with access to the second floor being provided by exterior stairways to connecting porches on the front and rear of the structure.

All of the proposed units will have a shared private on-site septic system that will be capable of including enhanced denitrification if and when required. All of the future lots will be accessed by a 1,300 +/- foot private driveway with a large oval shaped end with parking, will be served by town water, and will have underground utilities.

The proposed project was reviewed and discussed by various town officials, most recently, at the site visit on March 21, 2024. The following items are provided to articulate the town’s position as it relates to this proposed project.

Overall Development

The proposed housing units align with the town's housing needs as identified in the recently updated 2024 Housing Production Plan, specifically Goal #4: Prioritize creation of affordable rental units. As the plan states, the local workforce associated with both year-round and seasonal employment needs affordable, shorter-term housing options, and the increased rental opportunities help fill this void. Additionally, the studio apartments included in this proposal have smaller square footage, which will help keep the rental prices lower and more affordable.

Lastly, the application states that the units will be designed with visitable features such as first floor master bedrooms and bathrooms with larger doorways to accommodate a wheelchair. It also indicates that the existing units are easily modified to create fully accessible units upon request. The town respectfully requests that the applicant give serious consideration to making all units visitable and that at least 10% of the total units be fully accessible.

Wastewater & Water Quality

As mentioned previously, the application indicates that all of the future units will be served by a private shared septic system, which appears to have the ability to be modified to include enhanced denitrification. This potential modification is specifically shown on the Conceptual Site Plan (sheet 3 of 3) and labeled "Potential Future Area for an Advanced Treatment Septic Tank". Considering the fact that this project is located within the watershed to the Town's main drinking water source (Lond Pond) and within the Coastal Pond (Great Pond) Overlay District, it should have an Innovative/Alternative septic system.

Traffic & Transportation

This site is not located in close proximity (1/4 to 1/2 mile) to typical trip generators (retail establishments, restaurants, commercial areas, etc.) and off-site alternative transportation options such as bicycle lanes and fixed route bus service are absent. There is a sidewalk on Brick Kiln Road; however, the closest destination, Falmouth High School, is approximately 1.5 miles away, which makes for a long walk.

Therefore, future residents will have no other safe option other than using a car to get to work, patronize local businesses, or to enjoy the many recreation options in town. Continuing the practice of relying on automobiles for everyday travel contributes to air pollution and known health concerns. The applicant should consider ways to offset these issues, such as extending the sidewalk within the proposed development to Brick Kiln Road; providing a bus shelter for children at the proposed temporary parking area; providing electric car charging options in each of the future dwellings; and working with the public transportation provider to consider future fixed route service along Brick Kiln Road.

Environment & Energy

The submitted plans appear to show an extensive amount of future tree clearing. With the future buildings ranging from twenty-five (25) to thirty (30) feet from the property line, nearly all of the existing tree growth will need to be cleared in order to support this development. Maintaining mature vegetation is important in managing the heat in the summer, aiding in stormwater mitigation, sustaining existing wildlife populations and habitats, and improving the

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quality of life for future residents and abutting properties. Additionally, the application does not include provisions for alternative energy sources, such as rooftop solar panels. Therefore, the applicant is encouraged to consider saving as many existing trees as possible and providing energy efficiency items when moving through the permitting process.

Like many communities in the Commonwealth and more acutely on Cape Cod, Falmouth continues to struggle with the ongoing housing crisis and all efforts to help address it are carefully considered and vetted. The town appreciates efforts such as this to help address the situation and looks forward to working with MassHousing and the applicant to ensure this proposal meets the town's housing needs, is respectful of the surrounding neighborhood, and complies with all applicable regulations within the context of our local planning efforts.

Sincerely,

Nancy Taylor, Chair
Falmouth Select Board

Enclosures

OPEN SESSION

BUSINESS

4. Falmouth Affordability Housing Fund application for 464 Main Street **(10 minutes)**



ITEM NUMBER: Business 4.

ITEM TITLE: Approve FAHF Application – 464 Main Street

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager and Kimberly Fish, Housing Coordinator

ATTACHMENTS: FAHF Application w/attachments

PURPOSE:

A brief presentation will be provided by Joe Valle and Christian Valle, requesting the Select Board's approval of their application to the Falmouth Affordable Housing Fund (FAHF) for \$1,875,000 to construct 15 rental units, 4 to be deed restricted at 80% Area Median Income (AMI) and 11 to be deed restricted at 120% AMI at the property located at 464 Main Street, Falmouth.

BACKGROUND/SUMMARY:

- In September 2022, the applicant received approval from the Planning Board under the Mixed Residential Commercial Overlay District (MRCOD) bylaw to construct 15 rental units with 900 square feet of commercial space at 464 Main Street.
- 4 units are required to be deed restricted at 80% Area Median Income (AMI).
- The applicant has agreed to make the remaining 11 market rate units deed restricted at 120% AMI.
- On February 12, 2024, the applicant filed an application for funding from the Falmouth Affordable Housing Fund for \$1,875,000.

- On March 18, 2024, the applicant met with the Falmouth Affordable Housing Fund Working Group, which gave a positive recommendation to the Town Manager.
- On April 8, 2024, the applicant went before the Community Preservation Committee, which gave a positive recommendation to the Select Board.

DEPARTMENT RECOMMENDATION:

The Housing Coordinator recommends that the Select Board support and approve this application.

RECOMMENDED MOTION:

"I move that the Board, acting as Trustees of the Falmouth Affordable Housing Fund, grant \$1,875,000 to Excel 464 Main Street, LLC to construct 15 rental units, 4 units deed restricted at 80% AMI and 11 units deed restricted at 120% AMI in perpetuity at 464 Main Street and authorize the Town Manager to execute a commitment letter and grant agreement setting forth the terms of the financial award to Excel 464 Main Street, LLC."

OPTIONS:

- Move the recommended motion as presented.
- Motion to deny the grant request of \$1,875,000 to Excel 464 Main Street, LLC as presented.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board support and approve this application to the Falmouth Affordable Housing Fund (FAHF) for \$1,875,000 to construct 15 rental units as presented.

Michael Renshaw

Town Manager

4/17/2024

Date

FAHF Application



FALMOUTH AFFORDABLE HOUSING FUND

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

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

AFFORDABLE HOUSING FUND APPLICATION Calendar Year 2024

General Information

Project Name: 464 Main Street

Project Location and Parcel ID#: 464 Main Street / 47B.02 013 000

Type of Project: 15-unit affordable apartment building with 900sf of commercial space

Applicant(s) name/ Organization: Dany Kairouz; Excel 464 Main Street LLC

Contact Person: The Valle Group / Joseph Valle

Mailing Address: 70 East Falmouth Highway; Suite #3; E. Falmouth, MA 02536

Telephone Number: 508-548-1450

Email Address: Joseph Valle: joseph.valle@vallegroup.com

Property Ownership

Legal Property Owner of Record: Excel 464 Main Street LLC

Is the owner the applicant? Yes

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

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

Development Team

Please submit as attachments the resumes of the development team and a list and description of affordable housing projects completed by the applicant as well as the most recent monitoring agent annual report for each project.

See attached

Project Information

Describe the proposed project including:

Project Style: 3-story wood frame apartment building (per attached plans)

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

Total Number of Units: 15

Number of Market Units: 0

Number of Affordable Units: 15

Proposed Sale Prices/Rents: per attached

Proposed Condo Fees: _____

Number of BRs: _____

Number of BRs: 21

Market: _____

Market: _____

Affordable: per attached

Affordable: _____

Proposed % of AMI target beneficiaries: 80% / 120%

Describe how this project addresses the unmet affordable housing needs of the community as identified in the Town of Falmouth *Housing Demand Study & Needs Analysis (2014)* and the Town of Falmouth Housing Production Plan (2018).

The project proposes to served individuals who qualify for both the 80% and 120% AMI

Site Information

Please provide a description of the surrounding area and community profile including a description of the current site characteristics, zoning, environmental, and any regulatory requirements or constraints. Attach a map and photos of the project site and neighborhood along with any zoning/permitting relief required.

The project is located on Main Street in Falmouth, an ideal location for apartments and within walking distance of shopping and restaurants. The project has been fully permitted by the Town of Falmouth and is shovel ready, pending a building permit. The project was permitted through the Town's new MRCOD bylaw. See attached plans and permit for further project information

Building:

The building will be a 3-story wood frame building per the plans.

Zoning:

The project was approved under the Town of Falmouth's Mixed Residential and Commercial Overlay Zoning District

Health:

The project has been approved to tie-into the existing sewer system along Main Street (see attached permits)

Conservation:

The project is not within the jurisdiction of Town of Falmouth Conservation Commission

Infrastructure:

The property will be served by sewer, natural gas, public water and electrical. See attached site plan for all infrastructure improvements

Total Project Cost: \$7,577,290.00

Amount of FAHF Request: \$1,875,000.00

Please list all public funding sources and indicate funding application dates:

NONE other than FAHF

Project Feasibility

Attach project budget information on the included Attachment A –OneStop 2000 Affordable Housing Finance Application Sections 3: Sources and Uses and Section 4: Budget Pro Forma together with at least one bank letter of reference. Attached

Community Outreach

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

During the permitting process, applicant met with abutters to garner input on the site and building. Final site and building plans reflect input from abutters and local permitting agencies as well as Town departments.

Development Schedule

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

List of Attachments

- 2000 One-Stop Proforma
- Developer's internal proforma
- All relevant permits and approvals
- Building plans
- Site plans
- Development Team
- Appraisal

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

Project Applicant Name: Excel 464 Main Street LLC Title: CEO; The Valle Group

Applicant Signature: /s/ Dany Katrona Date: 2/12/2024

Please submit one electronic copy to housing@falmouthma.gov and (6) hard copies to: Housing Coordinator, Town of Falmouth, 59 Town Hall Square, Falmouth, MA 02540

ATTACHMENT B PROJECT SCHEDULE

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

Milestones (Month/Year): Subject to FAHF funding

- A. Project Start (Month/Year): June 2024
- B. Procurement Documents Submitted to FAHF (Month/Year): March 2024
- C. Project Construction/Professional Contract Submitted FAHF (Month/Year): April 2024
- D. Project/Construction Start (Month/Year): June 2024
- E. 50% Project Completion (Month/Year): Dec 2024
- F. 100% Project Completion (Month/Year): July 2025
- G. Close-Out Complete (Month/Year): July 2025

Comments:

The project is fully permitted and ready for building permit filing.

One Stop Application

Section 4 OPERATING PRO-FORMA

Operating Income				
Rent Schedule:	<i>Contract</i>	<i>Utility</i>	<i>Total</i>	<i>No. of</i>
	<i>Rent</i>	<i>Allowance</i>	<i>Gross Rent</i>	<i>Units</i>
222 . Low-Income (Rental Assisted):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
223 . Low-Income (below 50%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0
225 . Other Income (User-defined)				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom	\$2,610		\$2,610	9
2 bedrooms	\$1,631		\$1,631	6
3 bedrooms			\$0	0
4 bedrooms			\$0	0
226 . Market Rate (unrestricted occupancy):				
SRO				0
0 bedroom				0
1 bedroom				0
2 bedrooms				0
3 bedrooms				0
4 bedrooms				0
Commercial Income:		(average)		
227 . Square Feet: <input style="width: 100px;" type="text" value="900"/>	@	<input style="width: 100px;" type="text" value="\$20.00"/>	/square foot =	<input style="width: 100px;" type="text" value="\$18,000"/>
Parking Income:		(average)		
228 . Spaces: <input style="width: 100px;" type="text" value="25"/>	@	<input style="width: 100px;" type="text" value=""/>	/month x 12 =	<input style="width: 100px;" type="text" value="\$0"/>

Operating Expenses				
Annual Operating Exp.:	Total	Residential	Commercial	Comments
250 . Management Fee	\$12,000	\$12,000		
251 . Payroll, Administrative	\$0			Included in Management Fee
252 . Payroll Taxes & Benefits, Admin.	\$0			Included in Management Fee
253 . Legal	\$3,000	\$3,000		Included in Management Fee
254 . Audit	\$0			Included in Management Fee
255 . Marketing	\$0			Included in Management Fee
256 . Telephone	\$0			
257 . Office Supplies	\$2,400	\$2,400		
258 . Accounting & Data Processing	\$3,000	\$3,000		
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$0			
261 . Other:	\$0			
262 . Other:	\$0			
263 . Subtotal: Administrative	\$8,400	\$8,400	\$0	
264 . Payroll, Maintenance	\$0			
265 . Payroll Taxes & Benefits, Admin.	\$0	\$0		
266 . Janitorial Materials	\$0			
267 . Landscaping	\$12,500	\$12,500		
268 . Decorating (inter. only)	\$0			
269 . Repairs (inter. & ext.)	\$6,000	\$6,000		
270 . Elevator Maintenance	\$0			
271 . Trash Removal	\$6,000	\$6,000		
272 . Snow Removal	\$2,500	\$2,500		
273 . Extermination	\$0			
274 . Recreation	\$0			
275 . Other:	\$0			
276 . Subtotal: Maintenance	\$27,000	\$27,000	\$0	
277 . Resident Services	\$0			
278 . Security	\$0			
279 . Electricity	\$6,000	\$6,000		
280 . Natural Gas	\$0			
281 . Oil	\$0			
282 . Water & Sewer	\$0			
283 . Subtotal: Utilities	\$6,000	\$6,000	\$0	
284 . Replacement Reserve	\$21,194	\$21,194		
285 . Operating Reserve	\$0			
286 . Real Estate Taxes	\$42,000	\$42,000		
287 . Other Taxes	\$0			
288 . Insurance	\$0			
289 . MIP	\$210,779	\$210,779		
290 . Other:	\$0			
291 . Subtotal: Taxes, Insurance	\$252,779	\$252,779	\$0	
292 . TOTAL EXPENSES	\$327,373	\$327,373	\$0	

Other Operating Expense Assumptions

Trending Assumptions for Expenses

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water	%	%	%	%
294 . Real Estate Taxes	%	%	%	%
295 . All Other Operating Expenses	%	%	%	%

Reserve Requirements:

296 . Replacement Reserve Requirement	<input type="text"/>	per unit per year
297 . Operating Reserve Requirement	<input type="text"/>	per unit per year

Debt Service:

		Annual Payment
298 . MHFA	MHFA Program 1	N/A
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		\$135,115
	Source: N/A	
302 . Other Permanent Senior Mortgage		N/A
	Source: N/A	
303 . Total Debt Service (Annual)		\$135,115
304 . Net Operating Income		\$99,974 (in year one)
305 . Debt Service Coverage		0.74 (in year one)

Affordability: Income Limits and Maximum Allowable Rents

306 . County	SUFFOLK	MSA	Boston-Cambridge-Quincy, MA-NH
This MSA does not match the county you have chosen			
307 . Maximum Allowed Rents, by Income, by Unit Size:		Income Limits last updated on	1/29/2015

	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	0%	50%	60%	0%
SRO	\$32,950	\$39,500	\$0	\$824	\$988	\$0
0 bedroom	\$32,950	\$39,500	\$0	\$824	\$988	\$0
1 bedroom	\$35,300	\$42,350	\$0	\$883	\$1,059	\$0
2 bedrooms	\$42,350	\$50,800	\$0	\$1,059	\$1,270	\$0
3 bedrooms	\$48,950	\$58,700	\$0	\$1,224	\$1,468	\$0
4 bedrooms	\$54,600	\$65,500	\$0	\$1,365	\$1,638	\$0
Area median income for a family of		\$94,100				

308 . H.U.D. "Fair Market Rents" (Maximum):

0 bedroom	\$1,071
1 bedroom	\$1,196
2 bedrooms	\$1,494
3 bedrooms	\$1,861
4 bedrooms	\$2,023
5 bedrooms	\$2,326

FMR Information last updated on 1/29/2015

Operations before this transaction:				Operations after:		
Type	Number	Current Rent	Annualized Income	Number	Future Rents	Market Rent GPR
309 . SRO	0	0	0	0	0	0
310 . 0 bedroom	0	0	0	0	0	0
311 . 1 bedroom	9	0	0	9	0	0
312 . 2 bedrooms	6	0	0	6	0	0
313 . 3 bedrooms	0	0	0	0	0	0
314 . 4 bedrooms	0	0	0	0	0	0
315 . Gross Potential Rental Income			0			0
316 . Vacancy		0%	0	Vacancy	5%	\$ (19,965.60)
317 . Other Income			0	Other Income		\$ 48,000.00
318 . Effective Gross Income			0	Effective Gross Income		\$ 28,034.40
Operating Expenses			Year	Reason	% Change	Year
319 . Management fee			0			\$ 12,000.00
320 . Administration			0			\$ 8,400.00
321 . Maintance/Operations			0			\$ 27,000.00
322 . Resident Services			0			\$ -
323 . Security			0			\$ -
324 . Utilities			0			\$ 6,000.00
325 . Replacement Reserve			0			\$ 21,194.00
326 . Operating Reserve			0			\$ -
327 . Real Estate Taxes			0			\$ 42,000.00
328 . Insurance			0			\$ 210,778.62
329 . Total Expenses			0			\$ 327,372.62
330 . Net Operating Income			0	Net Operating Income		\$ (299,338.22)
331 . Transaction Description:						
<i>Optional user calculations</i>						

464 Main Street Rental Pro Forma

464 MAIN STREET

2/13/2024
 RENTAL PROFORMA
 SUMMARY SHEET

WITH SUBSIDY
 FROM FAHF

# of buildings	1		
# of apartments	15		
Land Costs	\$ 1,000,000.00		
Construction Costs	\$ 6,000,000.00	\$ 342.86 per s.f.	
Amenities	\$ 50,000.00		
Soft Costs	\$ 179,850.00		
Financing Fees	\$ 47,440.00		
Contingency	\$ 300,000.00		
TOTAL PROJECT COSTS	\$ 7,577,290.00		
Subsidy (Town of Falmouth AHTF)	\$ (1,875,000.00)	\$125k per unit	
Projected Loan	\$ 2,702,290.00		
TOTAL EQUITY	\$ 3,000,000.00	includes land	
Rental Income	\$ 423,897.60	net of 5% vacancy rate	
Net Operating Income	\$ (156,925.41)	-37.02%	
Cash Flow (Loss)	\$ -16,866.28		
Construction Interest	8.00%		

RENT PROJECTIONS

15 Units						
Unit Type		# of Units	Gross Monthly Rent per Unit	Gross Monthly Rent per Unit Type	PGI/ Projected Gross Income /Year	
Rent	% AMI					
Two Bedroom	120%	6	\$ 2,935.00	\$ 17,610.00	\$ 211,320.00	
Two Bedroom	80%	0	\$ 1,957.00	\$ -	\$ -	
One Bedroom	80%	4	\$ 1,631.00	\$ 6,524.00	\$ 78,288.00	
One Bedroom	120%	5	\$ 2,610.00	\$ 13,050.00	\$ 156,600.00	
Projected Gross Rent/ Housing		15			\$ 446,208.00	
Estimated Housing Vacancy Rate						
Estimated Housing Vacancy Rate					5%	
Annual Rent Reduction					\$ 22,310.40	monthly
Estimated Gross Income (EGI)- Annual-					\$ 423,897.60	\$ 35,324.80

Construction Costs					
Building Designation	SF Per Unit	# of Units	Gross Area	Cost per SF (est)	Base Cost
	17,500	1	17,500.00	\$ 342.86	\$ 6,000,000.00
				\$ -	\$ -
Totals					\$ 6,000,000.00
Raw Construction Cost Per Unit		15	units		\$ 400,000.00

PROFIT AND LOSS

		No. of units= 15		
Proforma P&L - Year 1		Monthly	Annualized	Per Unit
Income				
Rental Income	\$	35,324.80	\$ 423,897.60	\$ 28,259.84
Laundromat Income	\$	-	\$ -	\$ -
Less: Capital Reserve	\$	(1,766.24)	\$ (21,194.88)	\$ (1,412.99)
Net Income	\$	33,558.56	\$ 402,702.72	\$ 26,846.85
Expenses				
		<u>per month</u>	<u>per year</u>	<u>per unit</u>
Landscaping/Snow Removal	\$	1,250.00	\$ 15,000.00	\$ 1,000.00
Building Maintenance	\$	500.00	\$ 6,000.00	\$ 400.00
Common Area Utilities	\$	500.00	\$ 6,000.00	\$ 400.00
Irrigation/Common Water	\$	300.00	\$ 3,600.00	\$ 240.00
Capital Repairs	\$	500.00	\$ 6,000.00	\$ 400.00
Insurance	\$	1,500.00	\$ 18,000.00	\$ 1,200.00
Taxes	\$	3,500.00	\$ 42,000.00	\$ 2,800.00
Office Expense	\$	200.00	\$ 2,400.00	\$ 160.00
Property Management Fees	\$	800.00	\$ 9,600.00	\$ 640.00
Prof Fees	\$	500.00	\$ 6,000.00	\$ 400.00
Interest Expense	\$	17,843.25	\$ 214,119.04	\$ 14,274.60 8%
Depreciation	\$	19,242.42	\$ 230,909.09	\$ 21,914.60
Total Operating Expenses			\$ 559,628.13	
Net Operating Income/(Loss)	A	\$	(156,925.41)	-37%
Mortgage Amortization	B	\$	(57,117.39) principle only	total p+I payment monthly
Depreciation	C	\$	230,909.09	\$ (271,236.44) \$ (22,603.04)
Equity Interest		\$	-	
Cash Flow Profit/(Loss) - (A+B)		\$	16,866.28	

Assumptions:

- Capital Reserve % **5%**
- Depreciation taken over 27.5 years as per IRS guidelines for residential construction
- Interest expense taken as average of 12 month period
- Current rate in Falmouth is \$8.05, subject to assessment
- (i.e. \$5M x \$8.05=40250) Assessment **5,000,000.00**

Development ProForma		15	Units
Assumptions:			
Construction Loan	\$ 2,702,290.00		
Construction Loan Rate	8.00%		
Term of Loans (years)	20.00		
Working Capital/ Developer Equity	\$ 3,000,000.00	including land purchase	
	SqFt	Rental/SF	
Total Square Footage	17,500.00		

	AMOUNT		COMMENTS
Total Annual Rent	\$ 423,897.60		
Expenses			
Total Land Costs	\$ 1,000,000.00		
Building Demolition	\$ -	in building budget	
Base Building Construction Costs	\$ 6,000,000.00		\$342.86
Hazardous Materials abatement	\$ -	in contingency	
Utility company backcharges	\$ -	in contingency	
Site work (utilities, septic, stormwater)	\$ -	in building budget	
Common Area Landscape + Amenities	\$ 50,000.00		
Sub-Total	\$ 6,050,000.00		
Preliminary Hard Contingency	\$ 300,000.00	5.00%	
Total Hard + Land Costs	\$ 7,350,000.00		
Design & Dev Exps			
Architectural Fees	\$ 22,000.00		
Mechanical Engineering	\$ 25,000.00		
Environmental Site Assessment-Phase One	\$ -		
Engineering Fees	\$ 14,000.00		
Engineering Layout / As-builts	\$ 7,500.00		
Landscape + Land Planning Design	\$ 5,000.00		
Insurance/ Builder's Risk to Permanent	\$ 20,000.00		

Misc Des)	Property Taxes	\$ 20,000.00	???	
	Developer's Project Mngt Fee (Valle)	\$ 15,000.00		
	Legal Fees (Permitting & Transaction)	\$ 30,000.00		
	Housing Consultant	\$ 5,000.00		
	Soft Cost Contingency	\$ 16,350.00	10.00%	
	Total Soft Costs	\$ 179,850.00		
	Sub-Total Hard + Soft Costs + Land	\$ 7,529,850.00		
FINANCING				
	Const. Loan - Closing Costs- Allowance	\$ 10,000.00		
	Const. Loan - Points- Allowance only	\$ 5,000.00		
	Const. Loan - Title Insurance	\$ 5,000.00		
	Const. Loan - Appraisal & Mkt Study	\$ 3,500.00		
	Carry Interest / Operating Deficit	\$ 23,940.00		
	Total Financing & Development Costs	\$ 47,440.00		
	Total Development Costs (TDC)	\$ 7,577,290.00	\$ 505,152.67	TDC per Dwelling Unit
	Town of Falmouth AHTF	\$ (1,875,000.00)	\$ 125,000.00	Total Subsidy Per Unit
	NET Total Development Costs	\$ 5,702,290.00	\$ 380,152.67	TDC Net of Subsidy

Amortization Table

Enter Values	
Loan Amount	\$ 2,702,290.00
Annual Interest Rate	8.00 %
Loan Period in Years	20
Number of Payments Per Year	12
Start Date of Loan	6/1/2023
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 22,603.04
Scheduled Number of Payments	240
Actual Number of Payments	240
Total Early Payments	-
Total Interest	\$ 2,722,438.72

Lender Name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	7/1/2023	\$ 2,702,290.00	\$ 22,603.04	\$ -	\$ 22,603.04	\$ 4,587.77	\$ 18,015.27	\$ 2,697,702.23
2	8/1/2023	2,697,702.23	22,603.04	-	22,603.04	4,618.35	17,984.68	2,693,083.87
3	9/1/2023	2,693,083.87	22,603.04	-	22,603.04	4,649.14	17,953.89	2,688,434.73
4	10/1/2023	2,688,434.73	22,603.04	-	22,603.04	4,680.14	17,922.90	2,683,754.59
5	11/1/2023	2,683,754.59	22,603.04	-	22,603.04	4,711.34	17,891.70	2,679,043.25
6	12/1/2023	2,679,043.25	22,603.04	-	22,603.04	4,742.75	17,860.29	2,674,300.51
7	1/1/2024	2,674,300.51	22,603.04	-	22,603.04	4,774.37	17,828.67	2,669,526.14
8	2/1/2024	2,669,526.14	22,603.04	-	22,603.04	4,806.20	17,796.84	2,664,719.94
9	3/1/2024	2,664,719.94	22,603.04	-	22,603.04	4,838.24	17,764.80	2,659,881.71
10	4/1/2024	2,659,881.71	22,603.04	-	22,603.04	4,870.49	17,732.54	2,655,011.22
11	5/1/2024	2,655,011.22	22,603.04	-	22,603.04	4,902.96	17,700.07	2,650,108.25
12	6/1/2024	2,650,108.25	22,603.04	-	22,603.04	4,935.65	17,667.39	2,645,172.61
13	7/1/2024	2,645,172.61	22,603.04	-	22,603.04	4,968.55	17,634.48	2,640,204.05
14	8/1/2024	2,640,204.05	22,603.04	-	22,603.04	5,001.68	17,601.36	2,635,202.38
15	9/1/2024	2,635,202.38	22,603.04	-	22,603.04	5,035.02	17,568.02	2,630,167.36
16	10/1/2024	2,630,167.36	22,603.04	-	22,603.04	5,068.59	17,534.45	2,625,098.77
17	11/1/2024	2,625,098.77	22,603.04	-	22,603.04	5,102.38	17,500.66	2,619,996.39
18	12/1/2024	2,619,996.39	22,603.04	-	22,603.04	5,136.39	17,466.64	2,614,860.00
19	1/1/2025	2,614,860.00	22,603.04	-	22,603.04	5,170.64	17,432.40	2,609,689.36
20	2/1/2025	2,609,689.36	22,603.04	-	22,603.04	5,205.11	17,397.93	2,604,484.25
21	3/1/2025	2,604,484.25	22,603.04	-	22,603.04	5,239.81	17,363.23	2,599,244.45
22	4/1/2025	2,599,244.45	22,603.04	-	22,603.04	5,274.74	17,328.30	2,593,969.71
23	5/1/2025	2,593,969.71	22,603.04	-	22,603.04	5,309.90	17,293.13	2,588,659.80
24	6/1/2025	2,588,659.80	22,603.04	-	22,603.04	5,345.30	17,257.73	2,583,314.50
25	7/1/2025	2,583,314.50	22,603.04	-	22,603.04	5,380.94	17,222.10	2,577,933.56
26	8/1/2025	2,577,933.56	22,603.04	-	22,603.04	5,416.81	17,186.22	2,572,516.75
27	9/1/2025	2,572,516.75	22,603.04	-	22,603.04	5,452.92	17,150.11	2,567,063.82
28	10/1/2025	2,567,063.82	22,603.04	-	22,603.04	5,489.28	17,113.76	2,561,574.54
29	11/1/2025	2,561,574.54	22,603.04	-	22,603.04	5,525.87	17,077.16	2,556,048.67
30	12/1/2025	2,556,048.67	22,603.04	-	22,603.04	5,562.71	17,040.32	2,550,485.96
31	1/1/2026	2,550,485.96	22,603.04	-	22,603.04	5,599.80	17,003.24	2,544,886.16
32	2/1/2026	2,544,886.16	22,603.04	-	22,603.04	5,637.13	16,965.91	2,539,249.03
33	3/1/2026	2,539,249.03	22,603.04	-	22,603.04	5,674.71	16,928.33	2,533,574.32
34	4/1/2026	2,533,574.32	22,603.04	-	22,603.04	5,712.54	16,890.50	2,527,861.78
35	5/1/2026	2,527,861.78	22,603.04	-	22,603.04	5,750.62	16,852.41	2,522,111.16

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
36	6/1/2026	2,522,111.16	22,603.04	-	22,603.04	5,788.96	16,814.07	2,516,322.20
37	7/1/2026	2,516,322.20	22,603.04	-	22,603.04	5,827.56	16,775.48	2,510,494.64
38	8/1/2026	2,510,494.64	22,603.04	-	22,603.04	5,866.41	16,736.63	2,504,628.24
39	9/1/2026	2,504,628.24	22,603.04	-	22,603.04	5,905.51	16,697.52	2,498,722.72
40	10/1/2026	2,498,722.72	22,603.04	-	22,603.04	5,944.88	16,658.15	2,492,777.84
41	11/1/2026	2,492,777.84	22,603.04	-	22,603.04	5,984.52	16,618.52	2,486,793.32
42	12/1/2026	2,486,793.32	22,603.04	-	22,603.04	6,024.41	16,578.62	2,480,768.90
43	1/1/2027	2,480,768.90	22,603.04	-	22,603.04	6,064.58	16,538.46	2,474,704.33
44	2/1/2027	2,474,704.33	22,603.04	-	22,603.04	6,105.01	16,498.03	2,468,599.32
45	3/1/2027	2,468,599.32	22,603.04	-	22,603.04	6,145.71	16,457.33	2,462,453.61
46	4/1/2027	2,462,453.61	22,603.04	-	22,603.04	6,186.68	16,416.36	2,456,266.93
47	5/1/2027	2,456,266.93	22,603.04	-	22,603.04	6,227.92	16,375.11	2,450,039.01
48	6/1/2027	2,450,039.01	22,603.04	-	22,603.04	6,269.44	16,333.59	2,443,769.57
49	7/1/2027	2,443,769.57	22,603.04	-	22,603.04	6,311.24	16,291.80	2,437,458.33
50	8/1/2027	2,437,458.33	22,603.04	-	22,603.04	6,353.31	16,249.72	2,431,105.01
51	9/1/2027	2,431,105.01	22,603.04	-	22,603.04	6,395.67	16,207.37	2,424,709.34
52	10/1/2027	2,424,709.34	22,603.04	-	22,603.04	6,438.31	16,164.73	2,418,271.04
53	11/1/2027	2,418,271.04	22,603.04	-	22,603.04	6,481.23	16,121.81	2,411,789.81
54	12/1/2027	2,411,789.81	22,603.04	-	22,603.04	6,524.44	16,078.60	2,405,265.37
55	1/1/2028	2,405,265.37	22,603.04	-	22,603.04	6,567.93	16,035.10	2,398,697.44
56	2/1/2028	2,398,697.44	22,603.04	-	22,603.04	6,611.72	15,991.32	2,392,085.72

Building Plans

STRUCTURAL:

- The structural drawings shall be used in conjunction with the architectural, civil, mechanical, plumbing, and electrical drawings and the specifications. The contractor shall verify the requirements of other trades as to forms to be placed or set in the structural work.
- The structure has been designed in accordance with the provisions of the International Building Code (IBC 2015) with the Commonwealth of Massachusetts Building Code Amendments (if adopted).
- The contractor shall provide temporary shoring and bracing (where required) to level and hold new structures in proper alignment until permanent supports and bracing are in place.
- The contractor is responsible for clearing and bracing the existing building components prior to the start of construction, means and methods of construction are the responsibility of the contractor.
- Where construction occurs before or adjacent to existing construction, the contractor shall field measure the existing building dimensions and components and coordinate a construction details with the actual dimensions.
- The structure was designed for the following conditions:

Roof Slope Loads	Ground Snow Load (S _g) (psf)	Flat Roof Snow (S _f) (psf) (with snow accumulation)
First Floor (Risks)	Live-100 psf	
First Floor (Direction)	Unimpaired psf	
Wind Loads	140 mph (3 second gust)	
Wind Exposure Factor (E)	1.0	
Wind Category	I	
Wind Exposure	C	
Seismic Design Data		
Seismic Importance Factor	I=1.0	
Risk Category	I	
Maximum Spectral Accelerations	S ₁ =0.154 S _s =0.955	
Site Class	D (Average)	
Seismic Response Coefficients	R _w =1.0 R _d =0.254	
Seismic Design Category	I	
Basic Seismic-Resisting System		
Seismic Response Coefficient	C _s =0.023	
Response Modification Factor	R=1.0	
Analysis Procedure Used	Equipment Lateral Force Analysis	

- Concrete work shall conform to the latest American Concrete Institute (ACI) code for Building Code Requirements for Reinforced Concrete.
- All concrete shall attain a minimum compressive strength of 4000 psi at 28 days, except for concrete used shall attain a minimum compressive strength of 3000 psi at 28 days.
- Concrete shall not contain more than 3% air, if using the maximum quantity per weight of cement shall be 20%.
- A set of test (4) minimum test cylinders shall be taken by an independent contractor testing lab on each day when concrete placement exceeds 3 cubic yards per pour and shall be tested at 7, 14, 21, 28 days, and one at 56 days. A copy of all test reports shall be kept with the engineer.
- All reinforcing steel shall be delivered from a mill certified to ASTM A633 Grade 60.
- All reinforcing steel shall be electrically grounded in accordance with the National Electrical Code, as amended by the Massachusetts State Building Code.
- The below-referenced steel shall be provided for reinforcement:
 Concrete against the earth: 7
 Formed concrete exposed to weather: 1/2" #5 or larger
 Concrete not exposed to earth or weather: 1/2" #5 or larger
 All other reinforcing bars shall be tested at 48 bar diameter at splices and at corners unless otherwise noted. Terminate reinforcing bars at reinforcement ends with standard hooks.

Shoof Wall "A" Construction (see also for dimensions)

Third floor to the underside of the roof plywood
 -2x4 studs spaced at 16" on center with 2-2x6 studs at each end
 -1/2" exterior grade plywood (minimum) nailed with common nails spaced at 6" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floor to roof or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2-2x6 at either end of the shear wall to the studs below with (2) Simpson LSTA50 straps centered on the second floor rim board.

Second floor to the roof slab

-2x6 studs spaced at 16" on center with 2-2x6 studs at each end
 -1/2" exterior grade plywood (minimum) nailed with common nails spaced at 6" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floor to roof or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2-2x6 at either end of the shear wall to the studs below with (2) Simpson LSTA50 straps centered on the second floor rim board.

Foundation to second floor

-2x6 studs spaced at 16" on center with 2-2x6 studs at each end
 -1/2" exterior grade plywood (minimum) nailed with common nails spaced at 6" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2-2x6 studs at either end of the shear wall to the foundation with a Simpson HDU5-S022.5 holdown. The holdown shall be located on top of the first floor or foundation slab, connected to the 2-2x6 studs with (14) Simpson DDG 1/2" x 3-1/2" bolts, and connected to the concrete with a 3/8" diameter anchor bolt spaced into the concrete a minimum of 8". Provide solid blocking between the underside of the first floor and the top of the foundation wall at both hold down locations (where required).

Shoof Wall "A" Construction (see also for dimensions)

Third floor to the underside of the roof plywood
 -2x4 studs spaced at 16" on center with 2-2x4 studs at each end
 -1/2" exterior grade plywood (minimum) nailed with common nails spaced at 6" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floor to roof or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2-2x4 at either end of the shear wall to the studs below with (4) Simpson LSTA50 straps (2 each face) centered on the second floor rim board.

Second floor to the first floor

-2x6 studs spaced at 16" on center with 2-2x4 studs at each end
 -1/2" exterior grade plywood (minimum) DOT11 FACES nailed with common nails spaced at 4" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2-2x6 at either end of the shear wall to the studs below with (4) Simpson LSTA50 straps (2 each face) centered on the second floor rim board.

Foundation to second floor

-2x6 studs spaced at 16" on center with 2-2x4 studs at each end
 -1/2" exterior grade plywood (minimum) DOT11 FACES nailed with common nails spaced at 4" on center around the perimeter of the shear wall dimensions and all interior joints.
 Note: Plywood to span vertically between floors or provide solid blocking at all horizontal plywood joints nailed at 4" on center (staggered). Provide 9d common nails spaced at 12" on center elsewhere.
 -Connect the 2x6 post at either end of the shear wall to the foundation or blocking with a Simpson HDU5-S022.5 holdown. The holdown shall be located on top of the first floor or foundation slab, connected to the 2x6 posts with (14) Simpson DDG 1/2" x 3-1/2" bolts, and connected to the concrete with a 3/8" diameter anchor bolt spaced into the concrete a minimum of 8". Provide solid blocking between the underside of the first floor and the top of the foundation wall at both hold down locations (where required).

Shoof Wall "A" Construction (see also for dimensions)

Foundation to the underside of the second floor
 -Dimension DDM480 steel strong wall installed in accordance with the manufacturer's specifications and recommendations.

GENERAL NOTES:

- THE FOLLOWING NOTES ARE TYPICAL FOR ALL DRAWINGS OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS, ORDINANCES, LAWS, ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCY OR CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS WHICH MAY AFFECT THE SCOPE OF THE WORK, PRIOR TO THE COMMENCEMENT OF THE WORK.
- DIMENSIONS, CONDITIONS AND INSTRUCTIONS INDICATED IN THE DRAWINGS DESCRIBE THE INTENT AND SCOPE OF THE WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM THESE CONTRACT DOCUMENT DESCRIPTIONS.
- DO NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
- IN THE CASE OF DISCREPANCIES:
 DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENTS OF DRAWINGS.
 LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS AND DETAILS.
 DRAWINGS AND NOTES ARE SUPPLEMENTARY TO EACH OTHER IN THE CASE OF DISCREPANCIES, THE MORE RESTRICTIVE AND COSTLY SHALL APPLY, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

WINDOW AND DOOR SCHEDULE

CALLOUT	TYPE	MANUFACTURER	WOOD	GLASS	SCREEN	REMARKS
A	WINDOW	WINDOR	DOOR	6-1/2" x 20"		
B	WINDOW	WINDOR	DOOR	20" x 20"		
C	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
D	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
E	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
F	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
G	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
H	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
I	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
J	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
K	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
L	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
M	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
N	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
O	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
P	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
Q	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
R	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
S	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
T	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
U	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
V	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
W	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
X	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
Y	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	
Z	DOOR	WINDOR	DOOR	2-1/2" x 6-1/2"	GLASS UPPER PANEL	

NOTES:

- REFER TO FLOOR PLANS AND ELEVATIONS FOR DOOR AND WINDOW SCHEDULE INDICATOR LOCATIONS.
- ALL WINDOWS TO BE GLAZED WITH A MINIMUM OF 1/4" CASING AND LONG HORN SILL.
- ALL WINDOWS TO INCLUDE SCREENS, LOW-E GLASS, AND HANDSAE COLOR AS SELECTED BY OWNER.
- VERIFY WITH ELEVATIONS CASING, SILL AND GRELLE LAYOUT.
- ALL SCOD, HARDWARE AND FINISH MATERIALS TO BE APPROVED BY THE CLIENT.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WINDOW TO ARCHITECT PRIOR TO ORDERING.
- ALL WINDOWS TO MEET MASSACHUSETTS STATE CODE.

- LIST OF DRAWINGS:**
- A0 General Notes
 - A1 Floor Plans
 - A2 Elevations
 - A3 Foundations, First Floor Framing 4 Details
 - A4 Second & Third Floor Framing 4 Details
 - AD Roof Framing Plan
 - AE Details
 - AT Structural Notes
 - AB Structural Notes
 - AW Structural Notes

MINIMUM/RELATIVE VALUES

EXTERIOR WALLS	R-21
FLOORS OVER UNCONDITIONED SPACE	R-20
ROOF/CEILING	R-30
SLAB	R-10

NOTE: IF SHOWN FOOT INSULATION IS USED, DO NOT VARY FOOT.

SCOPE OF WORK:
 NEW BUILDING

DOOR SCHEDULE

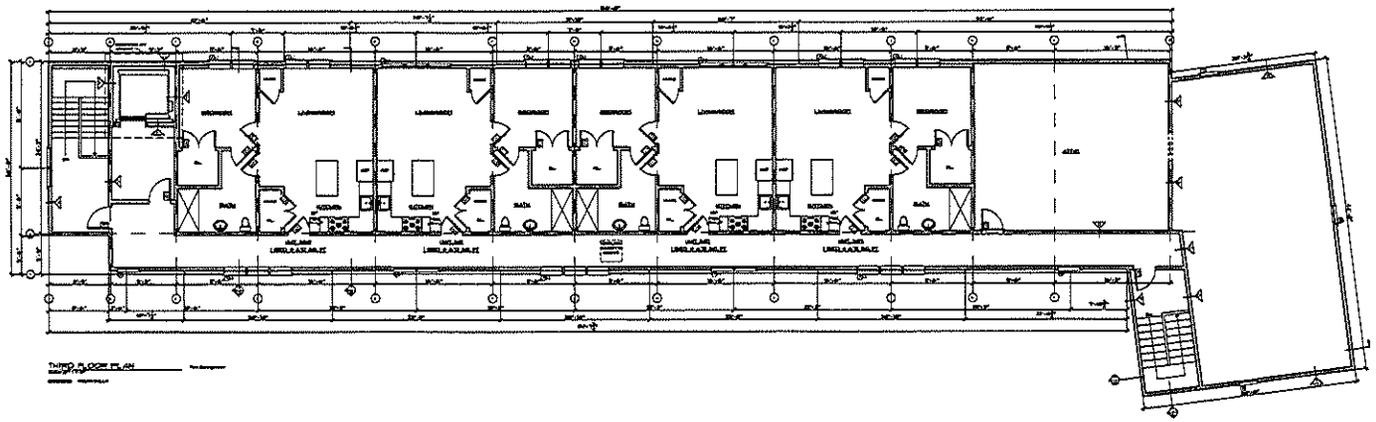
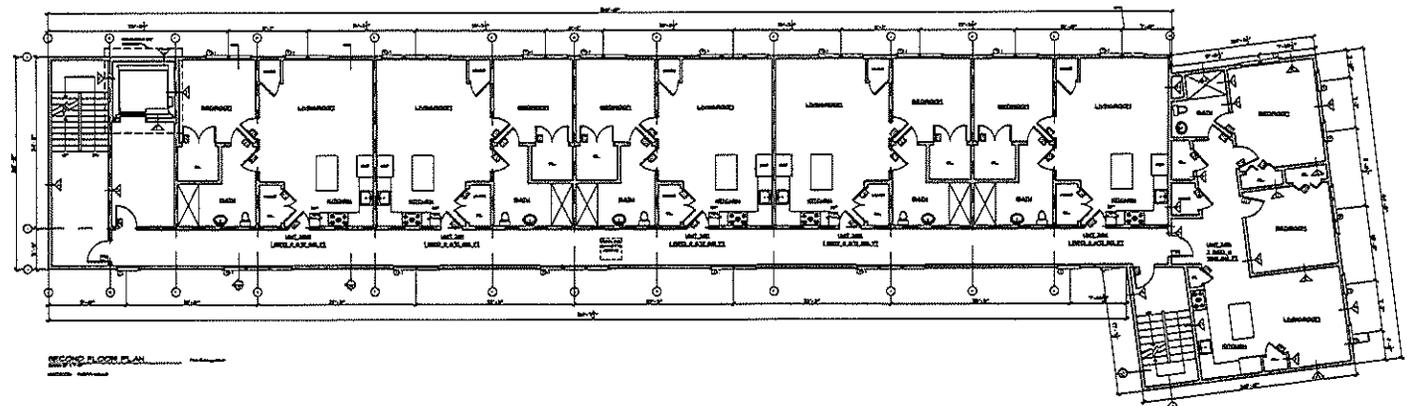
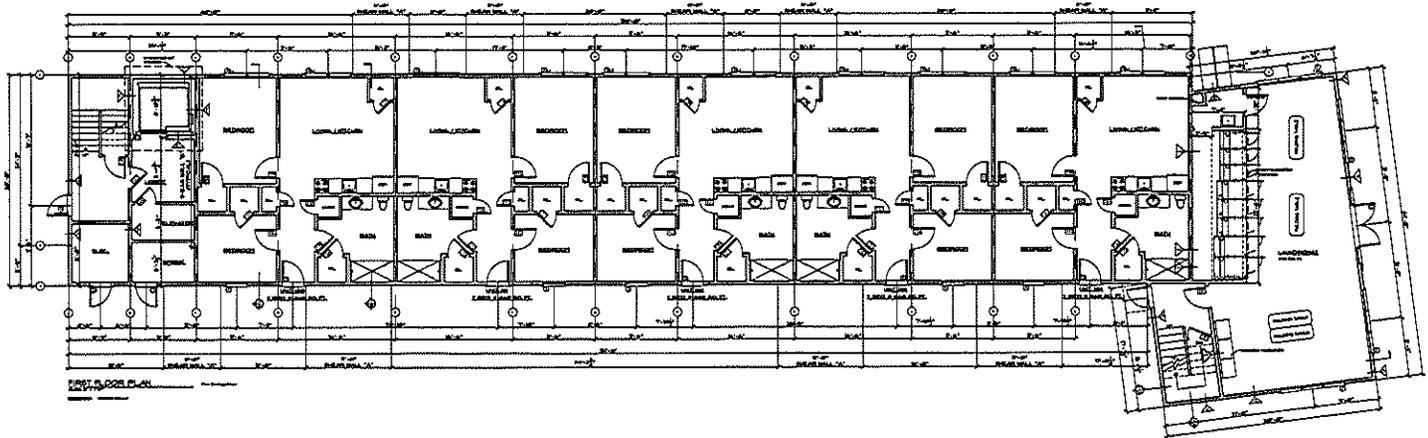
CALLOUT	ROOM	SIZE	TYPE	FRAME	REMARKS
101	CLOSET	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
102	LOBBY	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
103	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
104	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
105	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
106	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
107	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
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150	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS

DOOR SCHEDULE

CALLOUT	ROOM	SIZE	TYPE	FRAME	REMARKS
200	STAIRCASE	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
201	ELEVATOR	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
202	CLOSET	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
203	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
204	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
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250	BEDROOM	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS

DOOR SCHEDULE

CALLOUT	ROOM	SIZE	TYPE	FRAME	REMARKS
300	STAIRCASE	2'-0" x 5'-0"	A	WINDOR	PRECASTED BRICKS
301	ELEVATOR	2'-0" x 5'-0"	A	WINDOR	



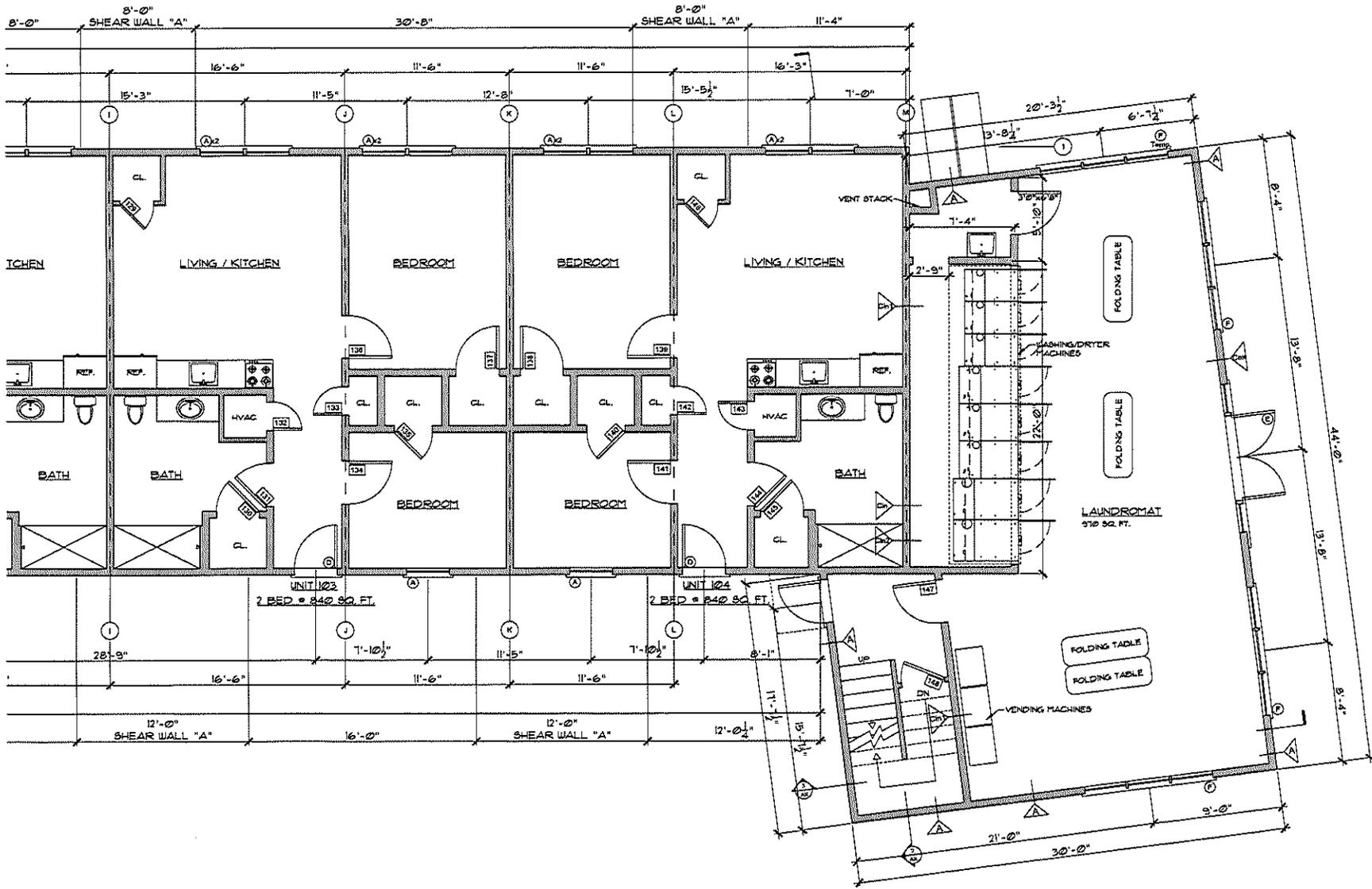
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Project Title:
 Kalkuz Pierre
 464 Main St.
 Plymouth, MA

Date:	Revision:
07.05.2022	
08.09.2022	
08.23.2022	
10.05.2022	
10.20.2022	
11.14.2022	
11.18.2022	
11.30.2022	
12.21.2022	
01.23.2023	
02.08.2023	
02.13.2023	
02.15.2023	

Revised
 CDs: 07.10.2022
 09.14.2023

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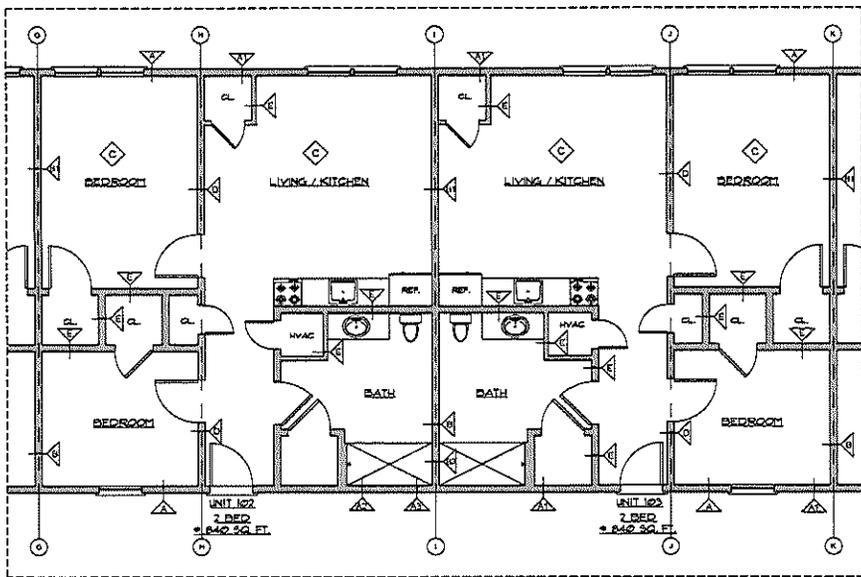
Kaluz Pierre
464 Main St.
Plymouth, MA

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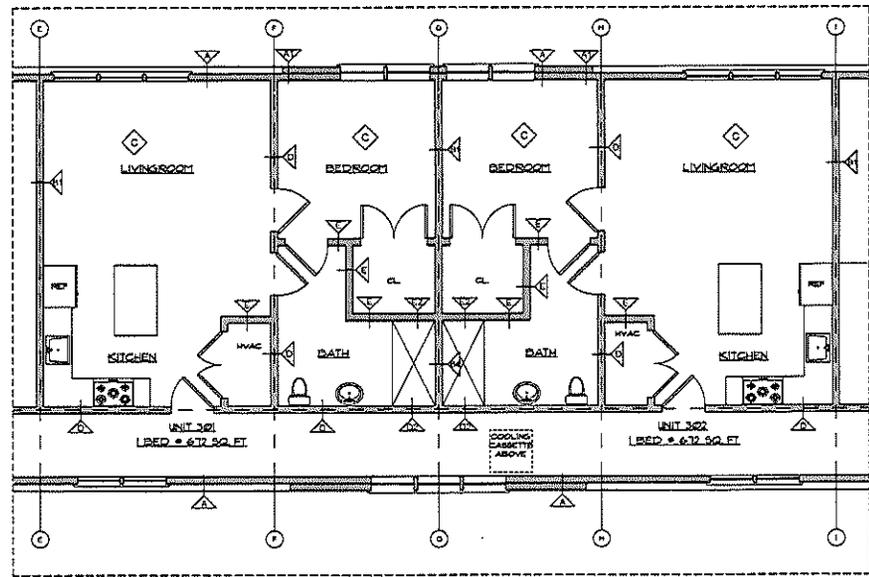
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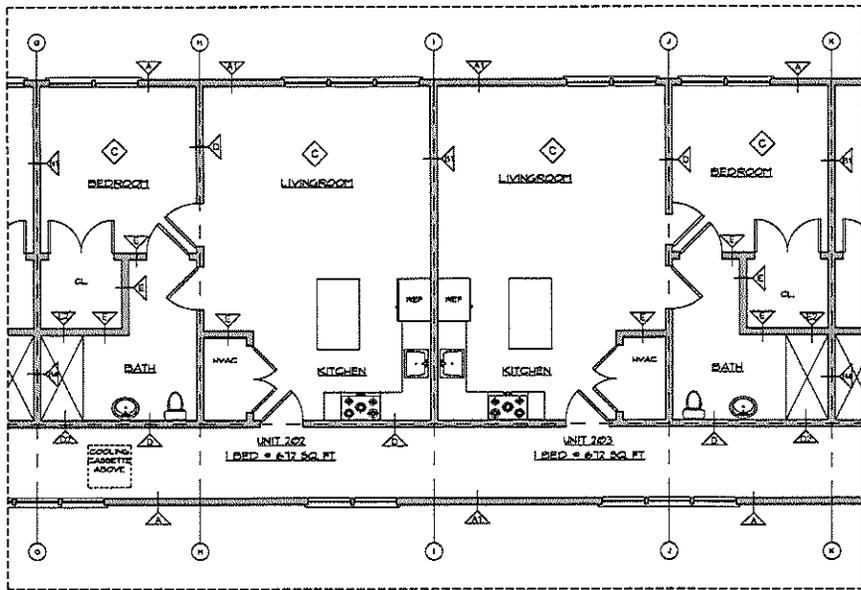
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FIRST FLOOR WALL CALLOUTS
Scale: 1/4" = 1'-0"



THIRD FLOOR WALL CALLOUTS
Scale: 1/4" = 1'-0"



SECOND FLOOR WALL CALLOUTS
Scale: 1/4" = 1'-0"

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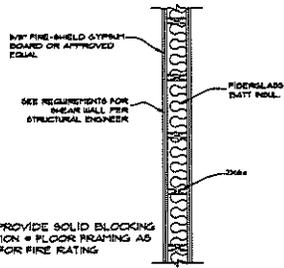
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454 Main St,
Falmouth, MA

Date:
07.05.2022
08.08.2022
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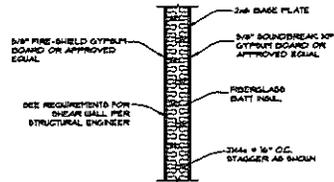
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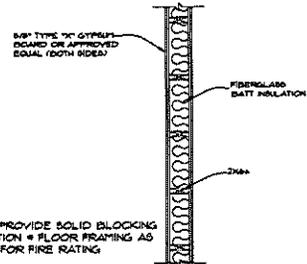


NOTE: PROVIDE SOLID BLOCKING IN SECTION & FLOOR FRAMING AS REQ'D FOR FIRE RATING

1 HR Rated 2x6 Exterior Wall
SECTION 2x6 - 1-2

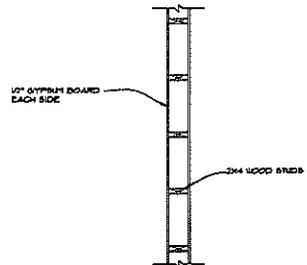


1 HR Rated Party Wall
SECTION 2x6 - 1-3



NOTE: PROVIDE SOLID BLOCKING IN SECTION & FLOOR FRAMING AS REQ'D FOR FIRE RATING

1 HR Rated Interior Load-Bearing 2x6 Partition Wall
SECTION 2x6 - 1-4



2x4 Partition Wall
SECTION 2x4 - 1-5

1/2" FIRE-SHIELD GYPSUM BOARD OR APPROVED EQUAL APPLIED VERTICALLY TO ONE SIDE OF 2x6 WOOD STUDS 16" O.C. WITH 1-1/2" LONG, 6# COATED 1" O.C. 1x6 WOOD STRUCTURAL PANELS APPLIED VERTICALLY OR HORIZONTALLY TO OPPOSITE SIDE WITH 1-1/2" LONG, 6# COATED NAILS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT INTERMEDIATE STUDS. VERTICAL JOINTS STAGGERED AND HORIZONTAL BRACKED BY WOOD BLOCKING. GLASS FIBER OR FIBERGLASS INSULATION FRICTION FIT BETWEEN STUDS. VINYL PARTICLE BOARD, WOOD, ALUMINUM OR FIBER-CEMENT SIDING, STUCCO, EIFS, OR BRICK VENEER APPLIED OVER WOOD STRUCTURAL PANELS. FIRE RATING FROM INTERIOR SIDE ONLY UNLESS BRICK VENEER IS USED.

10346

- A - EXTERIOR LOAD BEARING WALL - 1 HOUR
- A1 - SHEAR EXTERIOR LOAD BEARING WALL - 1 HOUR, SEE REQUIREMENTS FOR SHEAR WALL "A" PER STRUCTURAL ENGINEER (SEE STRUCTURAL NOTES)
- A2 - NET EXTERIOR LOAD BEARING WALL - 1 HOUR, ALSO PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED
- A3 - SHEAR AND NET EXTERIOR LOAD BEARING WALL - 1 HOUR, ALSO SHEAR WALL "A" PER STRUCTURAL NOTES AND PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED

1/2" ROUNDNECK 1/2" GYPSUM BOARD OR APPROVED EQUAL APPLIED VERTICALLY TO ONE SIDE OF 2x6 WOOD STUDS 16" O.C. STAGGERED 8" ON EACH SIDE OF 2x6 WOOD STUDS WITH 1-1/2" LONG, 6# COATED 1" O.C. 1x6 WOOD STRUCTURAL PANELS APPLIED VERTICALLY TO OPPOSITE SIDE OF STUDS WITH 1-1/2" LONG, 6# COATED NAILS 8" O.C. JOINTS STAGGERED ON OPPOSITE SIDES. 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY.

10343

- B - PARTY WALL - 1 HOUR
- B1 - SHEAR PARTY WALL - 1 HOUR, SEE REQUIREMENTS FOR SHEAR WALL "B" PER STRUCTURAL ENGINEER (SEE AS STRUCTURAL NOTES)
- B2 - NET PARTY WALL - 1 HOUR, ALSO PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED
- B3 - SHEAR AND NET PARTY WALL - 1 HOUR, ALSO SHEAR WALL "B" PER STRUCTURAL NOTES AND PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED

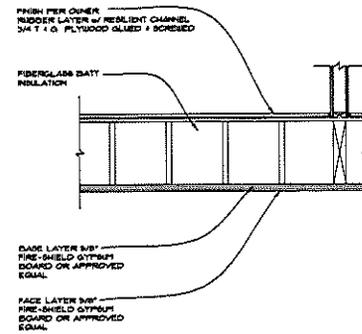
5/8" TYPE 1/2" GYPSUM BOARD OR APPROVED EQUAL APPLIED VERTICALLY TO EACH SIDE OF 2x6 WOOD STUDS 16" O.C. WITH 1-1/2" LONG, 6# COATED 1" O.C. JOINTS STAGGERED ON OPPOSITE SIDES. 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY.

10349

- D - LOAD BEARING WALL - 1 HOUR
- D1 - NO SHEAR WALL WITH WALL TYPE D
- D2 - NET INTERIOR LOAD BEARING WALL - 1 HOUR, ALSO PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED

1/2" GYPSUM BOARD APPLIED VERTICALLY TO EACH SIDE OF 2x4 WOOD STUDS 24" O.C. WITH 1-1/2" LONG, 6# COATED 1" O.C. JOINTS STAGGERED ON OPPOSITE SIDES.

- E - PARTITION WALL
- E1 - NO SHEAR WALL WITH WALL TYPE E
- E2 - PARTITION WALL - ALSO PROVIDE 3/8" WATER RESISTANT SHEETROCK IF REQUIRED



BASE LAYER 5/8" FIRE-SHIELD GYPSUM BOARD OR APPROVED EQUAL APPLIED AT RIGHT ANGLES TO JOISTS WITH 1-1/2" TYPE 1/2" OR 1/2" SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOISTS AND 1-1/2" TYPE 1/2" SCREWS 12" O.C. PLACED 2" FROM EACH SIDE OF JOIST JOINTS STAGGERED EACH LAYER. WOOD JOISTS SUPPORTING 1/2" PLYWOOD. CEILING PROVIDES ONE HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.

FC 9466

1 HR Rated Horizontal Assembly
SECTION 2x4 - 1-5

Date:	07.05.2023
	09.08.2022
	08.23.2022
	05.05.2022
	10.20.2021
	11.14.2021
	11.18.2021
	11.30.2021
	12.21.2021
	01.23.2023
	02.04.2023
	02.13.2023
	02.15.2023

2X6 STUD WALL

VERIFY STUD SIZE W/ STRUCTURAL.
FILL CAVITY INSULATION: GLASS FIBER, MINERAL WOOL,
VERIFIED W/ FIRE ASSEMBLIES.

1 LAYER OF 5/8" TYPE 'X' GYP

FIRE-SHIELD GYP, 3/8" THICK, 4' WIDE, APPLIED EITHER
HORIZONTALLY OR VERTICALLY, NAILED TO STUDS AND
BEARING PLATES W/ 6d CEMENT COATED NAILS MIN. 1 1/2" LONG,
ØØ915" SHANK DIAM AND 1/2" DIAM HEADS SPACED 1' O.C.
FINISH RATING 21 MIN. WHEN USED IN WIDTHS OTHER THAN 48",
GYP TO BE INSTALLED HORIZONTALLY.

NOTE: PROVIDE FIRE BLOCKING IN SECTION #
FLOOR FRAMING AS REQ'D FOR FIRE RATING



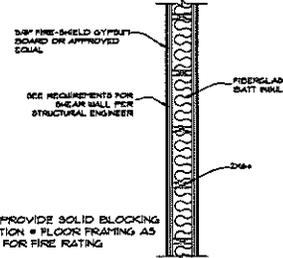
1 LAYER OF 5/8" TYPE 'X' GYP

ON 1/2" STRUCTURAL-1 PLYWOOD SHEATHING.

NOTE: VERIFY NAILING PATTERN W/ STC

SOUNDBREAK XP GYP, 3/8" THICK, 4' WIDE, APPLIED EITHER
HORIZONTALLY OR VERTICALLY, NAILED TO STUDS AND
BEARING PLATES W/ 6d CEMENT COATED NAILS MIN. 1 1/2" LONG,
ØØ915" SHANK DIAM AND 1/2" DIAM HEADS SPACED 1' O.C.
FINISH RATING 21 MIN. WHEN USED IN WIDTHS OTHER THAN 48",
GYP TO BE INSTALLED HORIZONTALLY.

- Cin - LOAD BEARING WALL - 1 HOUR
- Cin1 - LOAD BEARING WALL - 1 HOUR, SEE REQUIREMENTS FOR SHEAR WALL "C" PER STRUCTURAL ENGINEER (SEE STRUCTURAL NOTES)
- Cin2 - WET INTERIOR LOAD BEARING WALL - 1 HOUR, ALSO PROVIDE 5/8" WATER RESISTANT SHEETROCK IF REQUIRED



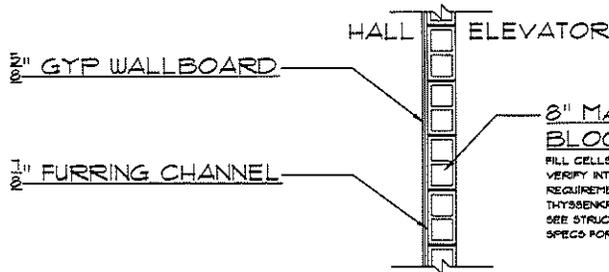
NOTE: PROVIDE SOLID BLOCKING IN SECTION # FLOOR FRAMING AS REQ'D FOR FIRE RATING

5/8" FIRE-SHIELD GYP/STU BOARD OR APPROVED EQUAL APPLIED VERTICALLY TO ONE SIDE OF 2X6 WOOD STUDS 1/2" O.C. WITH 1 1/2" LONG 6d COATED 1" O.C. 1/4" WOOD STRUCTURAL PANELS APPLIED VERTICALLY OR HORIZONTALLY TO OPPOSITE SIDE WITH 1 1/2" LONG 6d COATED NAILS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT INTERMEDIATE STUDS. VERTICAL JOINTS STAGGERED AND HORIZONTAL JOINTS STAGGERED BY WOOD BLOCKING. 3 1/2" GLASS FIBER OR MINERAL WOOL INSULATION PACKED BETWEEN STUDS. VINYL PARTICLE BOARD, WOOD ALUMINUM OR FIBRECEMENT BOARD, BRUGG, EPS OR BRICK VENEER APPLIED OVER WOOD STRUCTURAL PANELS. FIRE RATING FROM INTERIOR SIDE ONLY UNLESS BRICK VENEER IS USED.

U08a
C04 - SHEAR EXTERIOR LOAD BEARING WALL - 1 HOUR, SEE REQUIREMENTS FOR SHEAR WALL "C" PER STRUCTURAL ENGINEER (SEE STRUCTURAL NOTES)

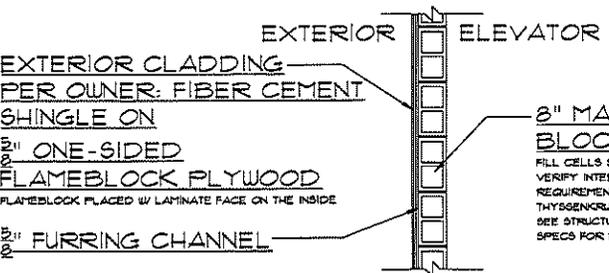
1 HR Rated Load Bearing 2x6 Demising Wall (Retail Space)
Scale: 3/4" = 1'-0"

1 HR Rated 2x6 Exterior Wall (Retail Space)
Scale: 3/4" = 1'-0"



8" MASONRY BLOCK WALL
FILL CELLS SOLID W/ GROUT
VERIFY INTERIOR 4 OPENING REQUIREMENTS W/ THYSSENKRUPP SPECS
SEE STRUCTURAL DRAWINGS/MANUFACTURER SPECS FOR REINFORCING REQUIREMENTS

Interior Elevator Shaft Wall
Scale: 3/4" = 1'-0"



8" MASONRY BLOCK WALL
FILL CELLS SOLID W/ GROUT
VERIFY INTERIOR 4 OPENING REQUIREMENTS W/ THYSSENKRUPP SPECS
SEE STRUCTURAL DRAWINGS/MANUFACTURER SPECS FOR REINFORCING REQUIREMENTS

Interior Elevator Shaft Wall
Scale: 3/4" = 1'-0"

Project Title:

Kaluzz Plaza
454 Main St.
Plymouth, MA

Date:	07.05.2022
	09.08.2022
	09.23.2022
	10.05.2022
	10.20.2022
	11.14.2022
	11.18.2022
	11.30.2022
	12.21.2022
	01.23.2023
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09.14.2023

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A1.3

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PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION

Project Title:

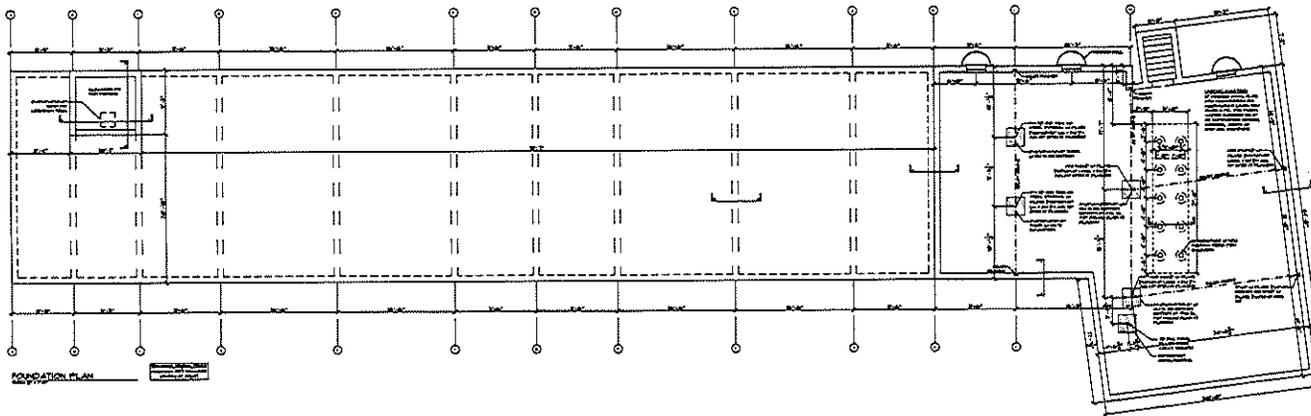
Keluz Pierre
464 Main St.
Falmouth, MA

Date: 07.05.2022
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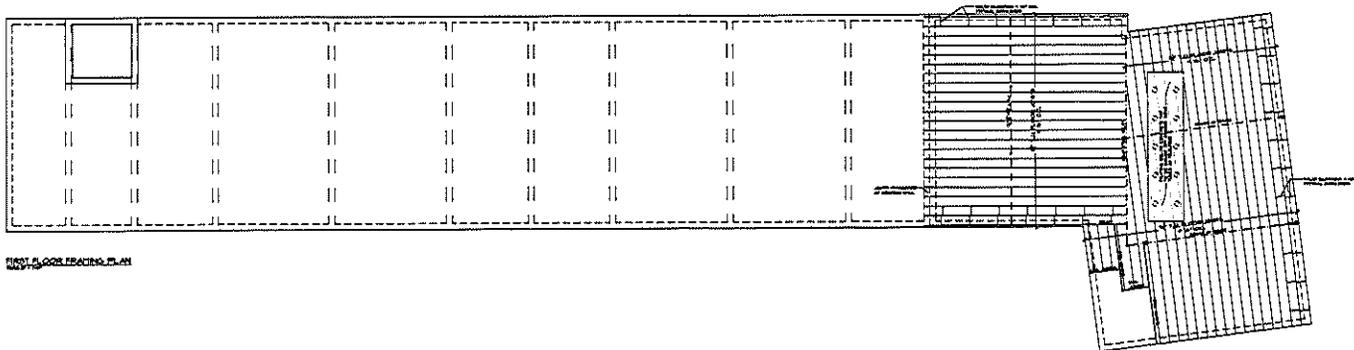
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CDs: 07.10.2023
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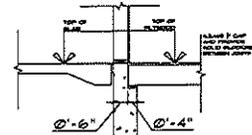
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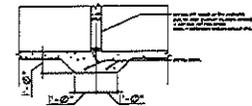
FOUNDATION PLAN
Scale: 1/8" = 1'-0"



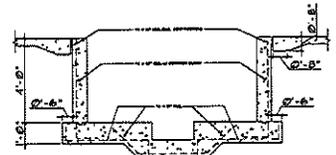
FIRST FLOOR TRACING PLAN
Scale: 1/8" = 1'-0"



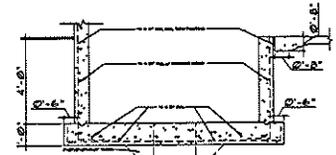
Foundation wall to slab detail
Scale: 1/4" = 1'-0"



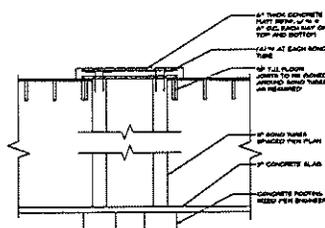
Bearing wall
Scale: 1/4" = 1'-0"



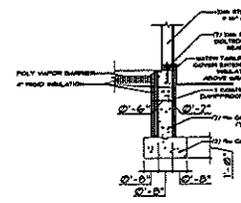
Elevator Foundation Detail 1
Scale: 1/4" = 1'-0"



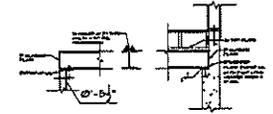
Elevator Foundation Detail 2
Scale: 1/4" = 1'-0"



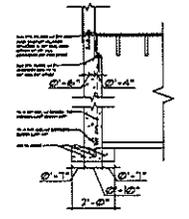
Laundry Machines
Concrete Mat Detail
Scale: 1/4" = 1'-0"



Slab Footing Foundation Detail
Scale: 1/4" = 1'-0"



Stem Wall - Embedded Plate Detail
Scale: 1/4" = 1'-0"

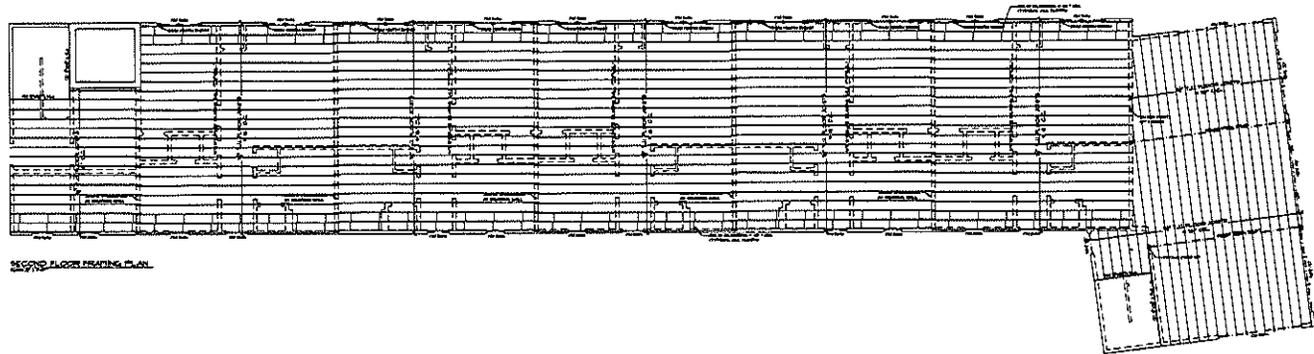


Stem Wall Detail
Scale: 1/4" = 1'-0"

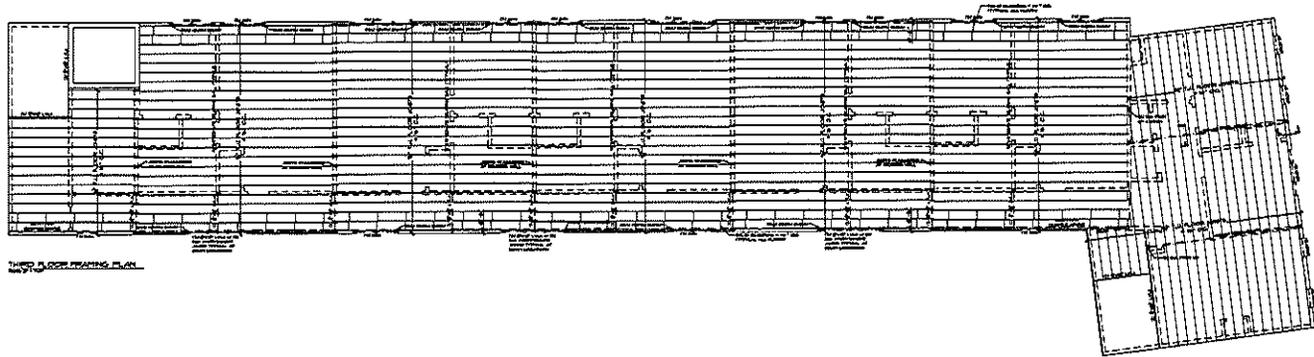
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166 Farnsworth Architects, Inc.
34 Main Street
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phone: 508.746.2030
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Katuz Pierre 454 Main St. Plymouth, MA	
Date:	07.05.2022 08.09.2022 09.23.2022 10.05.2022 10.20.2022 11.14.2022 11.18.2022 11.30.2022 12.21.2022 01.23.2023 02.04.2023 02.13.2023 02.16.2023
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SECOND FLOOR FINISHING PLAN



THIRD FLOOR FINISHING PLAN

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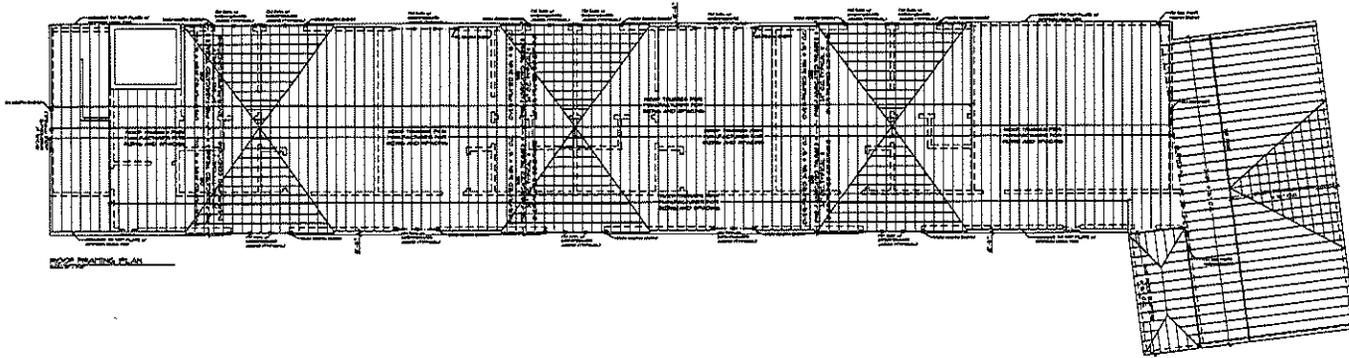
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 24 Main Street
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 A4



ROOF FRAMING PLAN

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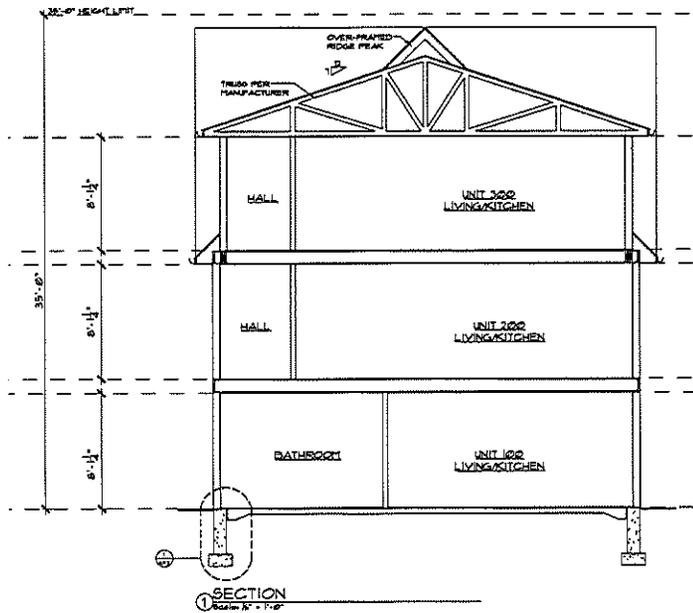
Kalkuz Pierre
464 Main St.
Falmouth, MA

Date:
07.09.2022
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11.04.2022
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02.15.2023

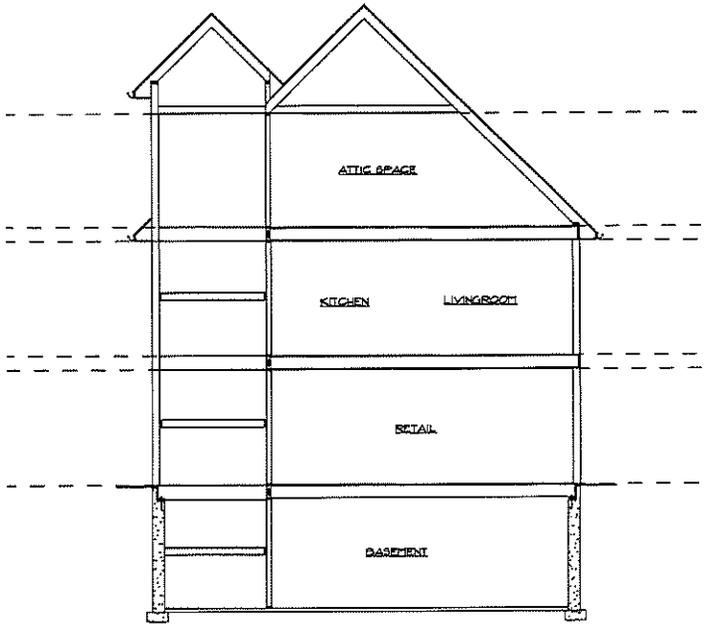
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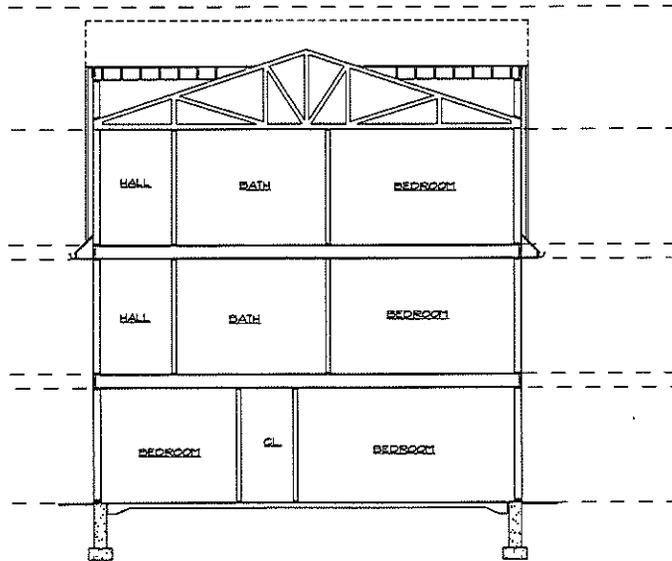
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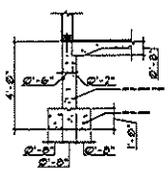
SECTION 1
Scale: 1/4" = 1'-0"



SECTION 3
Scale: 1/4" = 1'-0"



SECTION 4
Scale: 1/4" = 1'-0"



Slab On Grade Footing Detail
Scale: 3/8" = 1'-0"

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07.05.2022	
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09.23.2022	
10.05.2022	
10.20.2022	
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A6

FORTEWEE PASSED

MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-1	10'	1	11.2	Flexure	5.0	0.001	0.15
250-2	10'	1	11.5	Flexure	5.0	0.001	0.15
250-3	10'	1	11.8	Flexure	5.0	0.001	0.15

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Page 1/1

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MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-4	10'	1	12.0	Flexure	5.0	0.001	0.15
250-5	10'	1	12.2	Flexure	5.0	0.001	0.15
250-6	10'	1	12.5	Flexure	5.0	0.001	0.15

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MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-7	10'	1	12.8	Flexure	5.0	0.001	0.15
250-8	10'	1	13.0	Flexure	5.0	0.001	0.15
250-9	10'	1	13.2	Flexure	5.0	0.001	0.15

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MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" x 1 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-10	10'	1	13.5	Flexure	5.0	0.001	0.15
250-11	10'	1	13.8	Flexure	5.0	0.001	0.15
250-12	10'	1	14.0	Flexure	5.0	0.001	0.15

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Page 1/1

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MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" x 1 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-13	10'	1	14.2	Flexure	5.0	0.001	0.15
250-14	10'	1	14.5	Flexure	5.0	0.001	0.15
250-15	10'	1	14.8	Flexure	5.0	0.001	0.15

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Page 1/1

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MEMBER REPORT
Test Plan, 2nd Run
3 pin(s) 3 1/2" x 1 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-16	10'	1	15.0	Flexure	5.0	0.001	0.15
250-17	10'	1	15.2	Flexure	5.0	0.001	0.15
250-18	10'	1	15.5	Flexure	5.0	0.001	0.15

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Page 1/1

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Test Plan, 2nd Run
3 pin(s) 3 1/2" x 1 1/2" TAB 250 @ 34" OC

Chart Length 10' 0"

All test results are reported from the midspan of each support for all specimens and all dimensions are in inches.

Specimen	Span	Support	Failure Load (k)	Failure Mode	Crack Load (k)	Crack Width (in)	Deflection (in)
250-19	10'	1	15.8	Flexure	5.0	0.001	0.15
250-20	10'	1	16.0	Flexure	5.0	0.001	0.15
250-21	10'	1	16.2	Flexure	5.0	0.001	0.15

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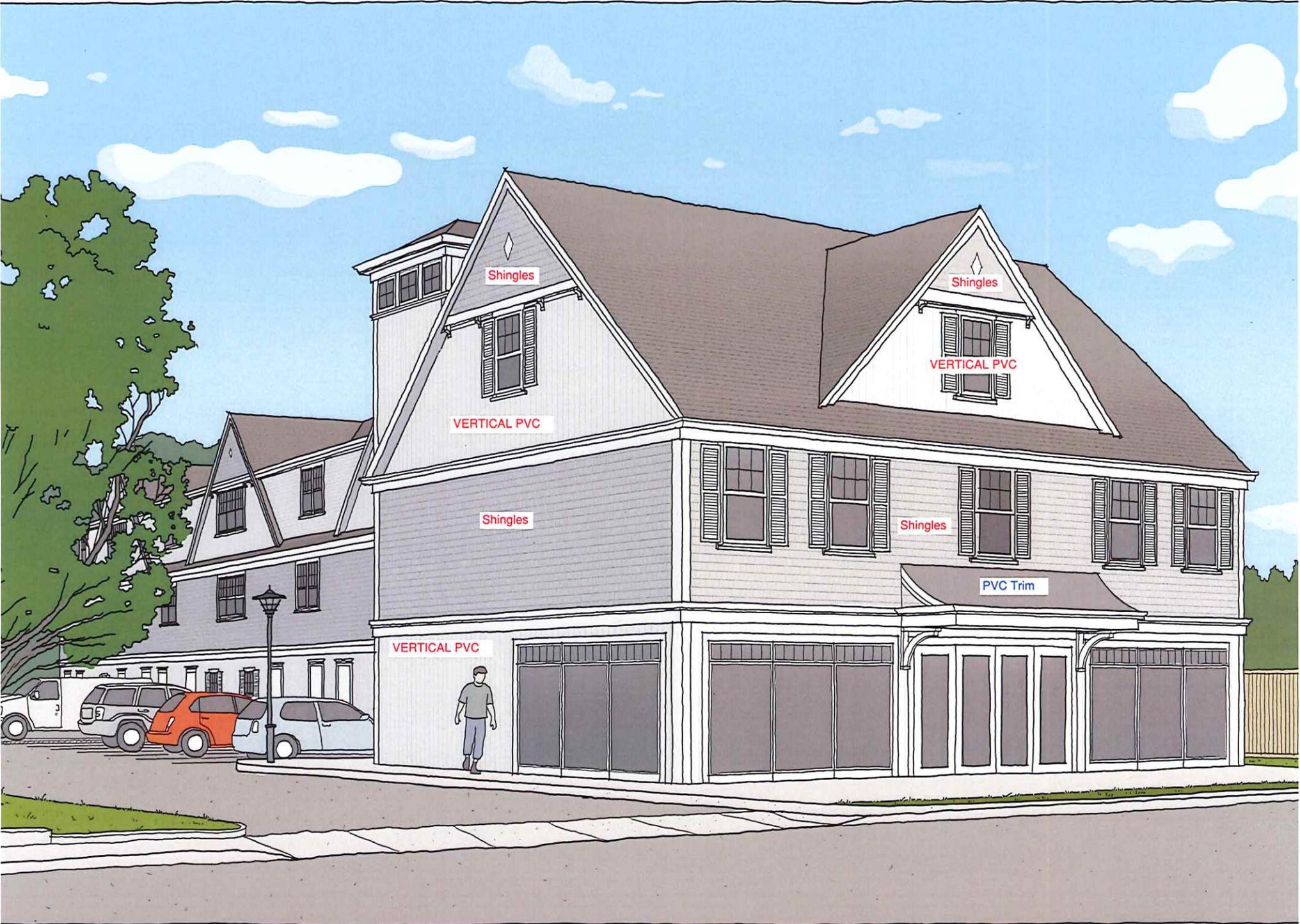
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Plymouth, MA

Date:
07.05.2012
08.06.2012
09.23.2012
10.05.2012
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11.14.2012
11.15.2012
11.28.2012
12.21.2012
01.23.2013
02.04.2013
02.13.2013
02.15.2013

Revised:
07.10.2012
09.14.2012

Sheet:
A8

Building Rendering



Shingles

Shingles

VERTICAL PVC

VERTICAL PVC

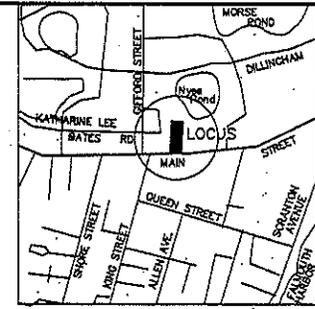
Shingles

Shingles

PVC Trim

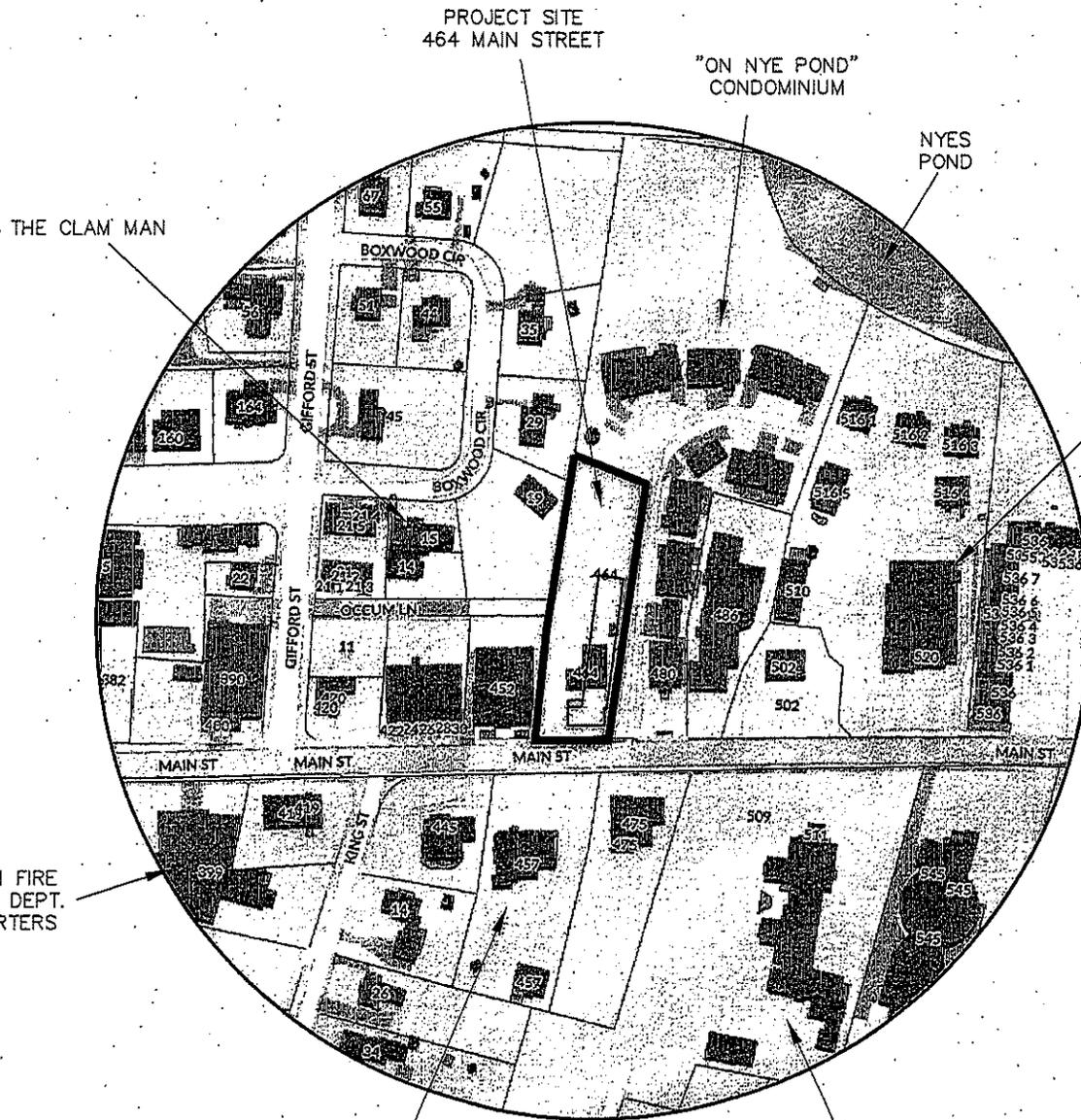
VERTICAL PVC

Site Plans



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Falmouth Massachusetts 02540
508.540.8500 FAX 508.540.5300



- INDEX OF SHEETS**
- LOCUS MAP
 - EXISTING CONDITIONS & DEMOLITION
 - EROSION CONTROL PLAN
 - LAYOUT PLAN
 - GRADING & DRAINAGE PLAN
 - LANDSCAPE & LIGHTING PLAN
 - DRAINAGE & SITE DETAILS

THIS MAP WAS
PRODUCED FROM DATA
FROM THE TOWN OF
FALMOUTH GEOGRAPHIC
INFORMATION SYSTEM.



SITE PLAN - PROPOSED MIXED USE BUILDING	
AT	
464 MAIN STREET	
FALMOUTH, MASSACHUSETTS	
PREPARED FOR	
EXCEL 464 MAIN STREET, LLC	
Scale	1" = 20'
Date	JULY 11, 2022
Drawn	RAR
Checked	
Job number	21162
Revisions	
ADD LOCUS MAP	JULY 20, 2022 .RAR
	AUG 9, 2022
	SEPT 6, 2022
Title	LOCUS MAP
Drawing number	B28-117

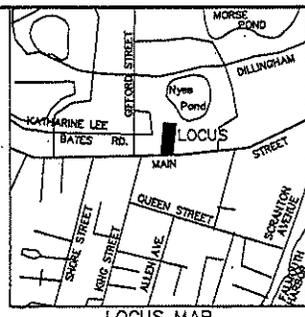


TP #1 & 2				TP #3 & 4					
EL	A	LOAM	10YR 3/2	0"	EL	A	LOAM	10YR 3/2	0"
19.9h	B	SANDY LOAM	10YR 5/6	6"	19.0	B	SANDY LOAM	10YR 5/6	10"
15.4	C1	SANDY LOAM	10YR 5/6	26"	15.8	C1	SANDY LOAM	10YR 5/6	48"
17.7	C2	COARSE SAND	2.5Y 7/4	58"	13.6	C2	COARSE SAND	2.5Y 7/4	72"
15.1				120"	8.8				132"
8.9									

DRY

TEST HOLE DATA

PERC. RATE: 2 min./inch assigned in C2 layer
 EVALUATED BY: Jeffrey E. Ryther, P.E.
 WITNESSED BY: Scott McGinn, Health Department
 DATE: MARCH 15, 2022
 No groundwater was encountered.

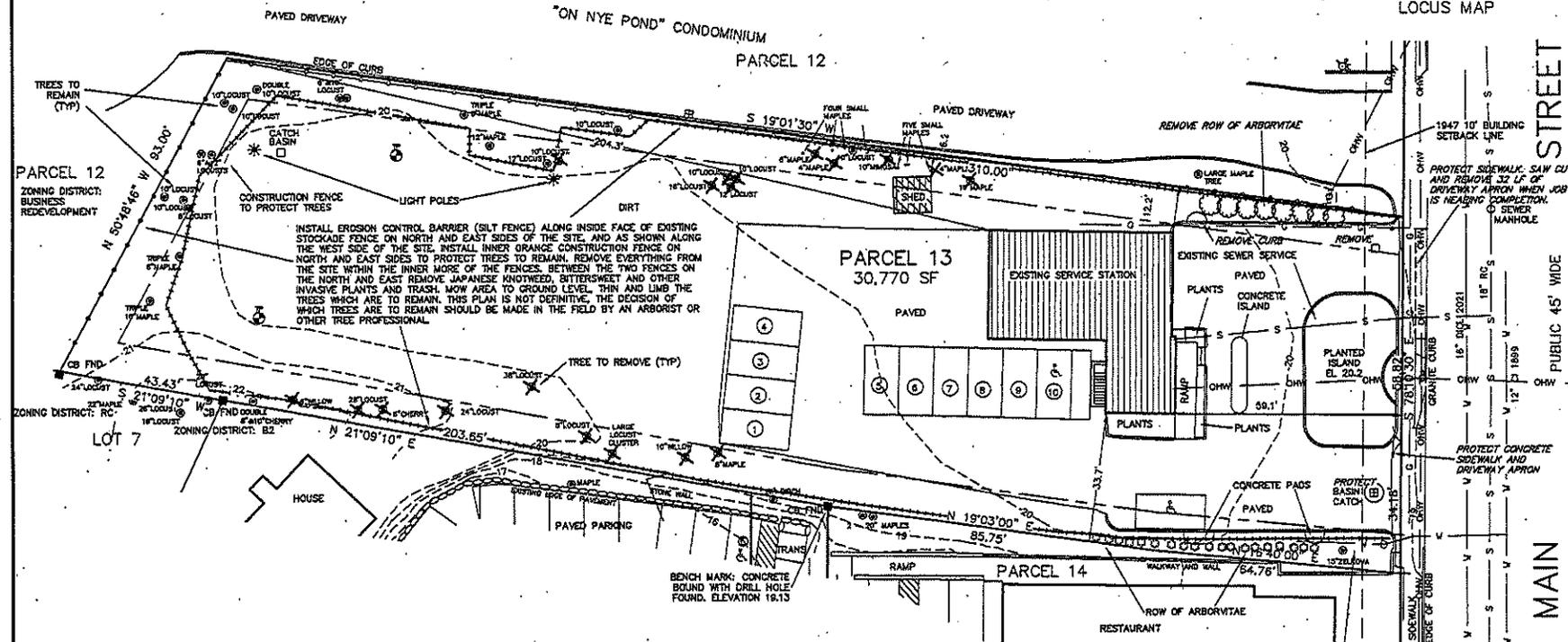


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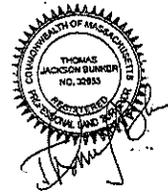
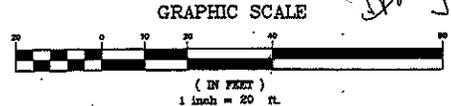
PLAN OF EXISTING CONDITIONS
 AT
 464 MAIN STREET
 FALMOUTH, MASSACHUSETTS
 PREPARED FOR
 EXCEL 464 MAIN STREET, LLC

NOTES:

- LOCUS IDENTIFICATION:
 ADDRESS: 464 MAIN STREET
 ASSESSORS No. 47B 02 013 000
- LOCUS IS WITHIN:
 ZONING DISTRICT: BUSINESS REDEVELOPMENT
 MIXED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
 FLOOD ZONE: X
 COASTAL POND OVERLAY DISTRICT (FALMOUTH INNER HARBOR)
 BUILDING CODE WIND EXPOSURE CATEGORY: B
 WIND-BORNE DEBRIS REGION
 SITE IS SERVED BY THE TOWN SEWER SYSTEM
- LOCUS IS NOT WITHIN:
 HISTORIC DISTRICT
 ZONE II OF A PUBLIC WATER SUPPLY
 WATER RESOURCE PROTECTION DISTRICT
 ENDANGERED SPECIES HABITAT
 RIVERFRONT AREA
- ELEVATIONS ARE FROM ON-THE-GROUND SURVEY BASED ON AN ASSIGNED DATUM. BENCH MARK: TOP OF CONCRETE BOUND ELEVATION 19.13'
- LOT COVERAGE BY STRUCTURES:
 • EXISTING: 1,793 SF 5.83%
 • EXISTING: 11,598 SF 37.69%

LEGEND

- 20 --- PROPERTY LINE
- 20 --- EXISTING CONTOUR
- S --- S --- EXISTING SEWER MAIN
- W --- W --- EXISTING WATER MAIN
- OHW --- OHW --- OVERHEAD WIRES
- ⊗ SOIL TEST PIT
- ⊗ CB ■ EXISTING FIRE HYDRANT
- ▨ CONCRETE BOUND
- ▨ EXISTING STRUCTURES TO BE REMOVED
- PROPOSED LIMIT OF WORK
- PROPOSED TREE PROTECTION FENCE
- ⊗ EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED
- ⊗ EXISTING SPOT ELEVATION



scale	1" = 20'
date	JULY 11, 2022
drawn	TJB
checked	TJB
job number	21162
revisions	ADD NOTE TO ABANDON OLD WATER SERVICE. JULY 20, 2022 - RAR MOVED LIMIT OF WORK, RETAINED MORE TREES SEPT 6, 2022
title	EXISTING CONDITIONS & DEMOLITION
drawing number	B28-117

EROSION AND SEDIMENT CONTROL NOTES

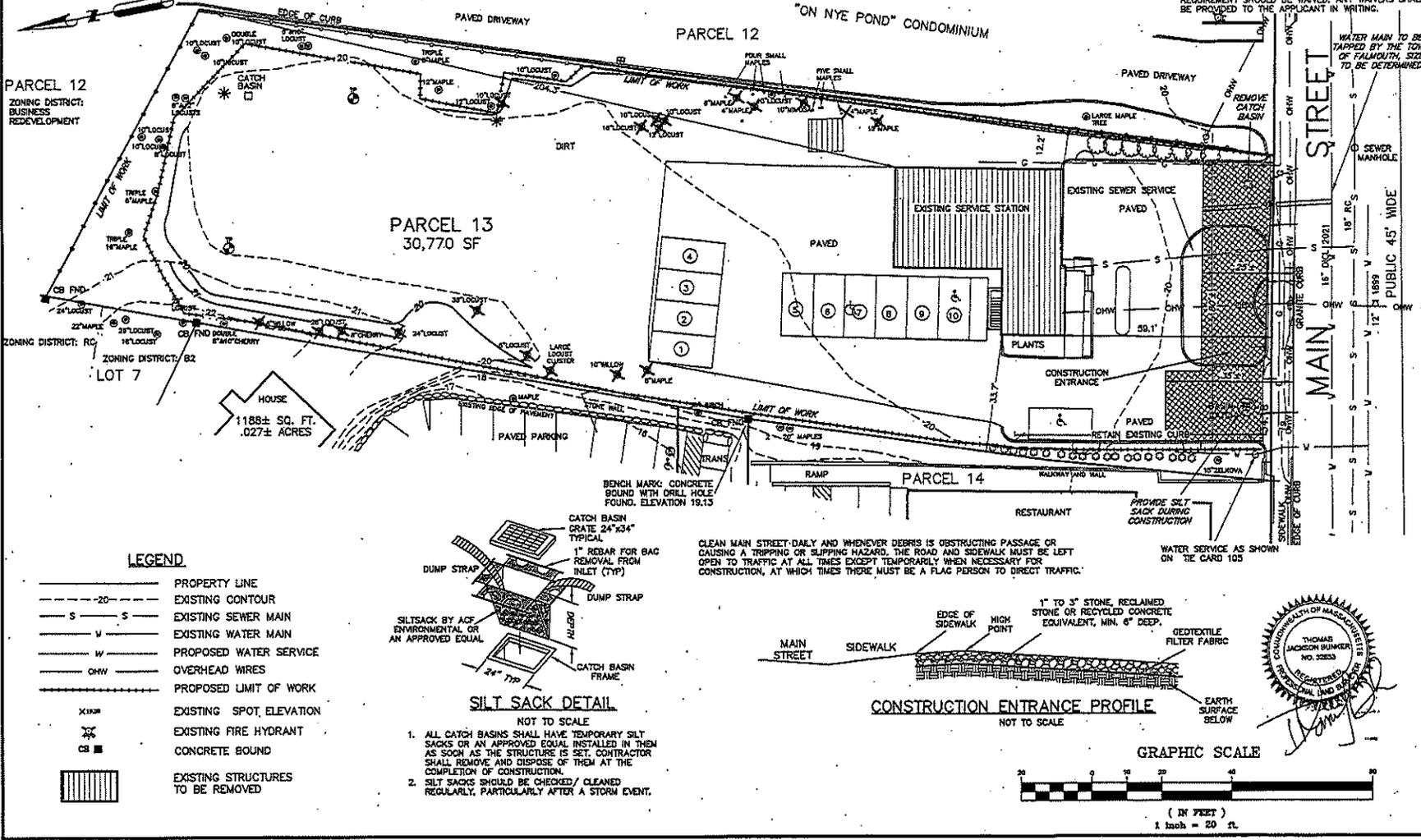
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN AND THE DOCUMENT "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS."
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OR VEGETATION CLEARING, AND SHALL BE MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. NO EROSION AND SEDIMENT CONTROL MEASURE SHALL BE REMOVED UNTIL AUTHORIZED BY FALMOUTH DPW ENGINEERING DIVISION.
3. PRIOR TO ANY WORK BEING PERFORMED ON THE SITE, THE APPLICANT SHALL PROVIDE THE DPW ENGINEERING DIVISION IN WRITING THE NAME, ADDRESS, BUSINESS AND EMERGENCY PHONE NUMBERS OF THE PERSON(S) WHO WILL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND THESE CONDITIONS. THE RESPONSIBLE PARTY SHALL HAVE THE AUTHORITY TO ADDRESS ANY ISSUES PERTAINING TO THE EROSION AND SEDIMENT CONTROL PLANS THROUGHOUT THE CONSTRUCTION PERIOD.
4. ANY CHANGES, ALTERATIONS, OR REVISIONS TO THE APPROVED PLANS SHALL BE SUBMITTED TO THE DPW ENGINEERING DIVISION FOR APPROVAL PRIOR TO IMPLEMENTATION. THE ORIGINAL APPROVING AUTHORITY MAY BE SENT THE REVISION FOR THEIR DETERMINATION IF MODIFICATION OF THEIR APPROVAL IS REQUIRED AS WELL.

5. THE LIMIT OF WORK AS SHOWN ON THE APPROVED PLAN SHALL BE ESTABLISHED WITH ALL REQUIRED PHYSICAL BARRIERS PRIOR TO START OF CONSTRUCTION. THE LIMIT OF WORK SHALL BE INSPECTED AND APPROVED BY THE DPW ENGINEERING DIVISION AND NO CONSTRUCTION SHOULD COMMENCE UNTIL THE APPLICANT IS INFORMED IN WRITING THAT THEY MAY BEGIN CONSTRUCTION. THE LIMIT OF WORK SHALL BE MAINTAINED FOR THE ENTIRETY OF CONSTRUCTION. SHOULD THE LIMIT OF WORK REQUIRE EXPANSION OR MODIFICATION, THE APPLICANT SHALL STAKE OUT THE MODIFICATION AND SEEK APPROVAL FROM THE DPW ENGINEERING DIVISION IN WRITING BEFORE MODIFICATION.
6. IF A SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BE CONSTRUCTED ON THE SITE, THIS AREA MUST BE PROTECTED WITH A PHYSICAL BARRIER TO BE MAINTAINED THROUGHOUT CONSTRUCTION. PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY DPW ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ANY STORM WATER INFILTRATION AREAS MUST BE PROTECTED WITH A PHYSICAL BARRIER TO BE MAINTAINED THROUGHOUT CONSTRUCTION. PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY DPW ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. A STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE REQUIRED WHEREVER AN EARTHEN ROAD OR DRIVE INTERSECTS WITH A PAVED ROAD. CONSTRUCTION SHALL BE AS SHOWN ON THE APPROVED PLANS OR AS DESCRIBED IN THE DOCUMENT MASSACHUSETTS

9. A CONCRETE WASHOUT AREA (IF REQUIRED) SHALL BE DETERMINED AND DEMARCATED ON THE SITE AND DETAILS BE PROVIDED.
10. ALL EXISTING STORM WATER APPURTENANCES IMMEDIATELY DOWNSTREAM OF THE PROJECT SHALL BE PROTECTED BY THE APPLICANT. SILT SACKS, IF REQUIRED, SHALL BE INSTALLED ON DOWNSTREAM CATCH BASINS AS SHOWN ON THE APPROVED PLAN. HAY BALES, SILT FENCE, OR WATTLE, IF REQUIRED, SHALL BE INSTALLED TO PROTECT DOWNSTREAM PROPERTIES AS SHOWN ON THE APPROVED PLAN. ANY OTHER REQUIRED OFF SITE PROTECTION SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED DOWNSTREAM PROTECTIONS ARE INSTALLED, INSPECTED, AND APPROVED. THE DPW ENGINEERING DIVISION MAY REQUIRE ADDITIONAL

11. DOWNSTREAM PROTECTIONS NOT SHOWN ON PLANS APPROVED BY OTHERS.
12. AT NO POINT IN CONSTRUCTION SHALL SILT, SEDIMENT, EROSION, OR STORM WATER RUNOFF FROM CONSTRUCTION AREAS BE ALLOWED OUTSIDE THE DEMARCATED LIMIT OF WORKS. ANY VIOLATION OF THIS CONDITION SHALL BE REPORTED TO THE DPW ENGINEERING DIVISION WITHIN 24 HOURS WITH WHAT OCCURRED, WHAT CAUSED THE ISSUE, WHAT WILL BE DONE OR HAS BEEN DONE TO RECTIFY THE ISSUE, AND WHAT MEASURES ARE PROPOSED TO PREVENT THE ISSUE FROM OCCURRING IN THE FUTURE. THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES TO ADJUTING PROPERTIES.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND INSPECTED AS OUTLINED IN THE DOCUMENT MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. COPIES OF ANY REQUIRED STORM WATER MANAGEMENT INSPECTION REPORTS (SWMP), CONSERVATION COMMISSION, OR OTHERWISE SHALL BE SUBMITTED ALSO TO THE DPW ENGINEERING DIVISION.
14. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SEDIMENT CONTROL MEASURES.
15. STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A DRAINAGE FACILITY, ROADWAY, OR ADJUTING PROPERTY LINE. HAY BALES, SILT FENCE, OR OTHER APPROVED MEANS SHALL BE PROPERLY ENTRENCHED AT THE BASE OF THE STOCKPILE.

16. PAVED ROADWAYS WITHIN THE PROJECT SITE SHALL BE KEPT CLEAN AT ALL TIMES. SHOULD ROADS ADJUTING TO THE SITE BECOME IMPACTED BY CONSTRUCTION ACTIVITIES ON THE SITE, CLEANING, SWEEPING, OR OTHER MEASURE SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
17. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING, OR OTHER STABILIZATION MEASURES.
18. PERMANENT VEGETATION SHALL BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. IF FINAL GRADING IS PERFORMED OUTSIDE THE GROWING SEASON, TEMPORARY STABILIZATION SHALL BE APPLIED AND MAINTAINED UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED DURING THE FOLLOWING GROWING SEASON.
19. THE DPW ENGINEERING DIVISION MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE PROBLEMS DURING CONSTRUCTION.
20. NO EROSION AND SEDIMENT CONTROL MEASURES ON SITE OR OFF SITE SHALL BE REMOVED UNTIL APPROVED IN WRITING BY THE DPW ENGINEERING DIVISION.
21. THE DPW ENGINEERING DIVISION RESERVES THE RIGHT TO PERFORM INSPECTIONS AT ANY TIME DURING THE CONSTRUCTION PERIOD.
22. THE DPW ENGINEERING DIVISION MAY WAIVE ANY OR ALL OF THESE REQUIREMENTS, WHOLE OR IN PART, AT THEIR DISCRETION UPON REQUEST OF THE APPLICANT IN WRITING. THE REQUEST SHALL INCLUDE THE EXACT WAIVER REQUESTED WITH AN EXPLANATION WHY THE REQUIREMENT SHOULD BE WAIVED. ANY WAIVERS SHALL BE PROVIDED TO THE APPLICANT IN WRITING.

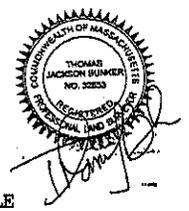


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Falmouth, Massachusetts 02546
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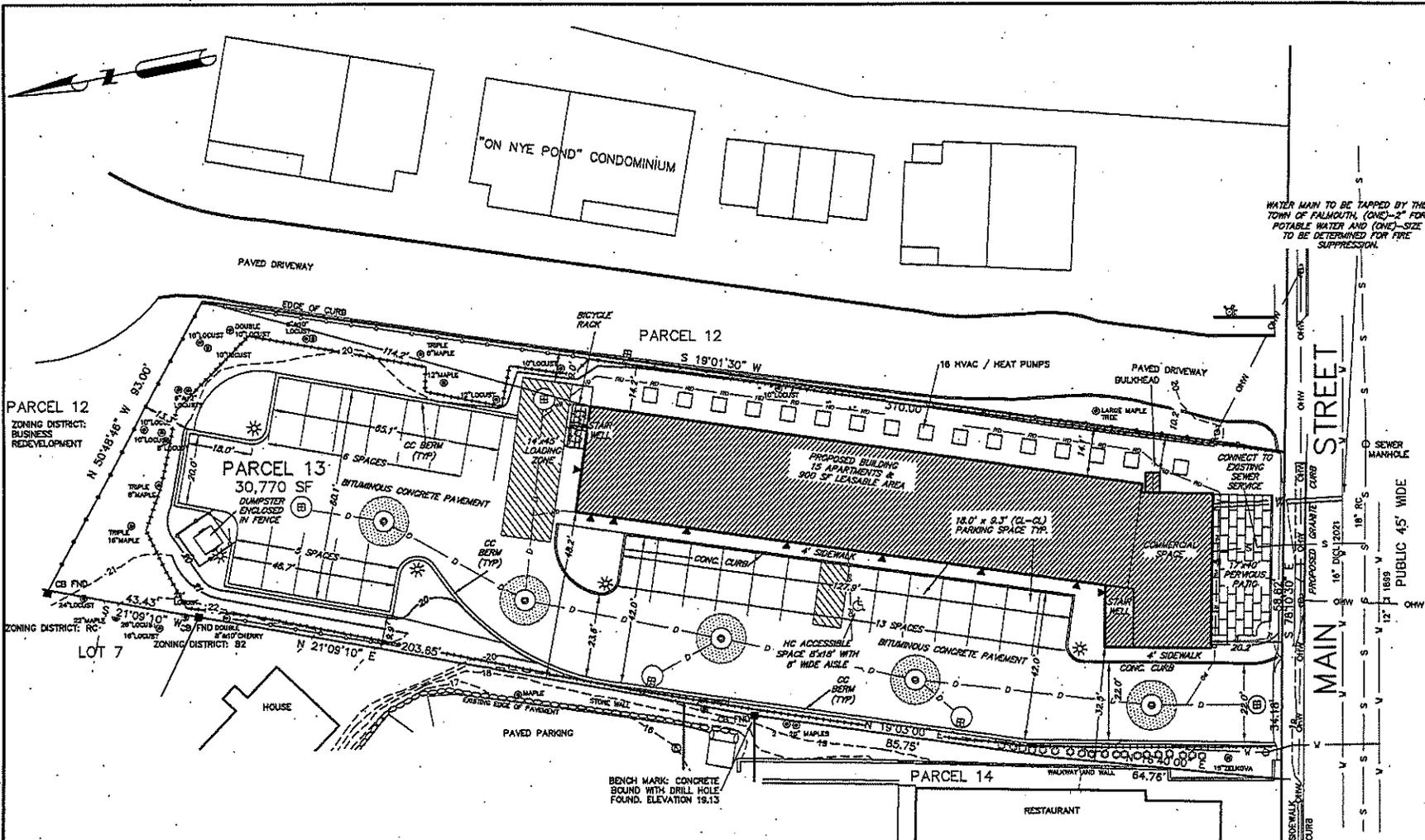
SITE PLAN - PROPOSED MIXED USE BUILDING
EROSION CONTROL PLAN
464 MAIN STREET
FALMOUTH, MASSACHUSETTS
PREPARED FOR
EXCEL 464 MAIN STREET, LLC

scale	1" = 20'
date	JULY 14, 2022
drawn	TJB
checked	TJB
job number	21162
revisions	ADD EROSION CONTROL PLAN, JULY 20, 2022 RAR MOVED LIMIT OF WORK SEPT 6, 2022 TJB
title	EROSION CONTROL PLAN
drawing number	B28-117

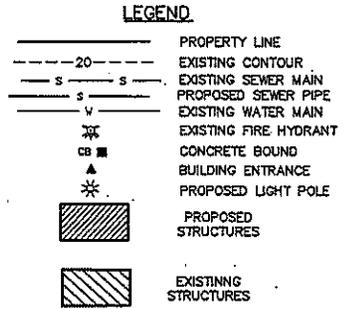


SITE PLAN - PROPOSED MIXED USE BUILDING
AT
464 MAIN STREET
FALMOUTH, MASSACHUSETTS
PREPARED FOR
EXCEL 464 MAIN STREET, LLC

Scale
1" = 20'
Date
JULY 11, 2022
Drawn
TJB
Checked
TJB
Job number
21162
Revisions
ADD PROPOSED WATER SERVICES.
JULY 20, 2022 RAR
ADDED BULKHEAD
AUG 5, 2022 EJP
MOVED BUILDING 4' WEST
MOVED DUMPSTER, AC,
BIKE RACK
SEPT 6, 2022
Title
LAYOUT PLAN
Drawing number
B28-117.



- NOTES:**
- LOCUS IDENTIFICATION:
ADDRESS: 464 MAIN STREET
ASSESSORS No. 478 02 013 000
 - LOCUS IS WITHIN:
ZONING DISTRICT: BUSINESS REDEVELOPMENT
MIXED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
FLOOD ZONE: X
COASTAL POND OVERLAY DISTRICT (FALMOUTH INNER HARBOR)
BUILDING CODE WIND EXPOSURE CATEGORY: B
WIND-BORNE DEBRIS REGION
SITE IS SERVED BY THE TOWN SEWER SYSTEM
 - LOCUS IS NOT WITHIN:
HISTORIC DISTRICT
ZONE II OF A PUBLIC WATER SUPPLY
WATER RESOURCE PROTECTION DISTRICT
ENDANGERED SPECIES HABITAT
RIVERFRONT AREA
 - ELEVATIONS ARE FROM ON-THE-GROUND SURVEY BASED ON AN ASSIGNED DATUM. BENCH MARK: TOP OF CONCRETE BOUND ELEVATION 19.13'
 - AVERAGE GRADE ALONG THE STREET FACING SIDE OF THE BUILDING= 20.0, FIRST FLOOR ELEVATION= 20.1, STRUCTURE IS 31.0' ABOVE THE FIRST FLOOR, HEIGHT OF STRUCTURE ABOVE AVERAGE GRADE= 31.1.



LOT COVERAGE:

LOT AREA: 30,770 SF

COVERAGE BY STRUCTURES:

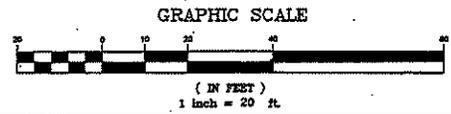
EXISTING: 1,793 SF	5.83%
PROPOSED: 5,872 SF	18.89%

LOT COVERAGE BY STRUCTURES, PAVING AND PARKING:

EXISTING: 11,598 SF	37.69%
PROPOSED: 20,782 SF	67.47%

PARKING CALCULATION:

15 APARTMENTS: (1 SPACE / APARTMENT)	15 SPACES
900 SF NON-RESIDENTIAL LEASABLE SPACE: (ONE SPACE/ 300 SF)	3 SPACES
PARKING SPACES REQUIRED:	18 SPACES
PARKING SPACES SHOWN: (INCLUDING ONE HANDICAP ACCESSIBLE SPACE)	25 SPACES





TP #1 & 2			TP #3 & 4		
19.9±	A	LOAM 10YR 3/2	19.9±	A	LOAM 10YR 3/2
15.4	B	SANDY LOAM 10YR 5/6	19.0	B	SANDY LOAM 10YR 5/6
17.7	C1	SANDY LOAM 10YR 5/6	15.8	C1	SANDY LOAM 10YR 5/6
15.1	C2	COARSE SAND 30% COBBLES 2.5Y 7/4	13.6	C2	COARSE SAND 10% COBBLES 2.5Y 7/4
9.0		DRY	8.8		DRY
		0"			0"
		6"			10"
		26"			48"
		58"			72"
		120"			132"

Drainage calculations for 464 Main Street
Falmouth, Massachusetts

Drainage calculations are based on the following formulae and criteria:
25 year, 1 hour storm (2.5" of rainfall) and assumes 1 hour leaching time in sandy soil
 $Q = Cw = I \cdot A$, where Q = flow (cfs), Cw = weighted coefficient of runoff - roof and pavement $C = 1.0$, other areas $C = 0.4$;
 I = rainfall intensity, A = total watershed area in acres

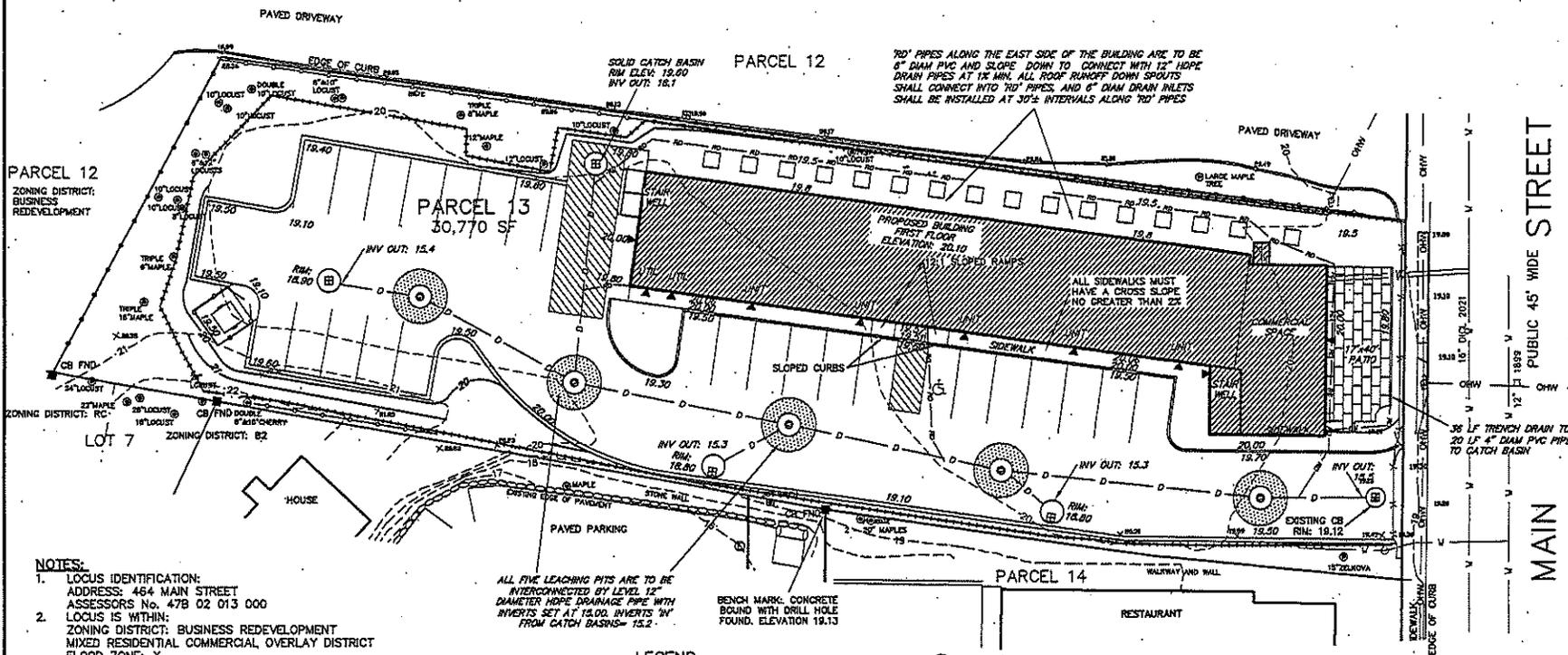
Total volume (CF) = $Q(\text{cfs}) \cdot \text{duration (1 hr)}$

	total area (SF)	pavement (SF)	building (SF)	pervious	weighted C	total area in acres	Q (cfs)	total runoff volume (CF)	percent use of specified leach pits
entire site	30,770	14,890	5,872	10,008	0.8048	0.7064	1,4213	5,116.78	90%
									\$ leach/pit

- all the storm water runoff will be directed into one system of five connected 1,000 gallon leaching pits with 4' of stone all around each pit
- each 1,000 gallon leaching pit with 4' of double washed stone has a storage and 1 hour leaching capacity of 1,141.57 CF, not including any leaching through the bottom of the pit (see attached pit calculation sheet)

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Falmouth Massachusetts 02540
508.540.8855 FAX 508.548.8919



- NOTES:**
- LOCUS IDENTIFICATION:
ADDRESS: 464 MAIN STREET
ASSESSORS No. 47B 02 013 000
 - LOCUS IS WITHIN:
ZONING DISTRICT: BUSINESS REDEVELOPMENT
MIXED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
FLOOD ZONE: X
COASTAL POND OVERLAY DISTRICT (FALMOUTH INNER HARBOR)
BUILDING CODE WIND EXPOSURE CATEGORY: B
WIND-BORNE DEBRIS REGION
SITE IS SERVED BY THE TOWN SEWER SYSTEM,
LOCUS IS NOT WITHIN:
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ZONE II OF A PUBLIC WATER SUPPLY
WATER RESOURCE PROTECTION DISTRICT
ENDANGERED SPECIES HABITAT
FRONTIER AREA
 - ELEVATIONS ARE FROM ON-THE-GROUND SURVEY BASED ON AN ASSIGNED DATUM, BENCH MARK: TOP OF CONCRETE BOUND ELEVATION 19.13'

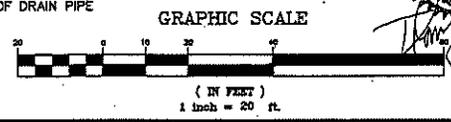
ALL FIVE LEACHING PITS ARE TO BE INTERCONNECTED BY LEVEL 12" DIAMETER HDPE DRAINAGE PIPE WITH INVERTS SET AT 15.00, INVERTS 1/4" FROM CATCH BASINS - 15.2'

BENCH MARK: CONCRETE BOUND WITH DRILL HOLE FOUND, ELEVATION 19.13

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMIT OF WORK
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- CONCRETE BOUND
- PROPOSED STRUCTURES

- ECCENTRIC CATCH BASIN WITH 4' DEEP SUMP
 - CATCH BASIN WITH 4' DEEP SUMP
 - 12" DIAM. HDPE CORRUGATED PIPE
 - 1,000 GALLON H2O LEACHING PIT WITH 4' OF STONE ALL AROUND
 - 4" DIAM. PVC H2O ROOF DRAIN PIPE
- 78.85 EXISTING SPOT ELEVATION
18.70 PROPOSED SPOT ELEVATION



SITE PLAN - PROPOSED MIXED USE BUILDING
 AT
 464 MAIN STREET
 FALMOUTH, MASSACHUSETTS
 PREPARED FOR
 EXCEL 464 MAIN STREET, LLC

Scale: 1" = 20'

date: JULY 11, 2022

drawn: TJB

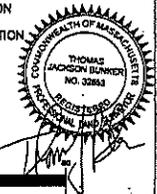
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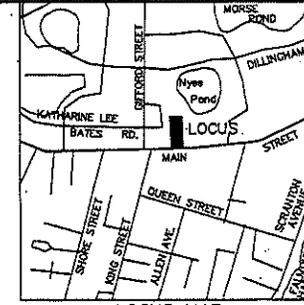
job number: 21162

revisions:
ADJUST LIMIT OF WORK, CB INVERT, JULY 20, 2022 RAR
MOVED BUILDING 4' WEST MOVED DUMPSITER, AC, BIKE RACK SEPT 6, 2022

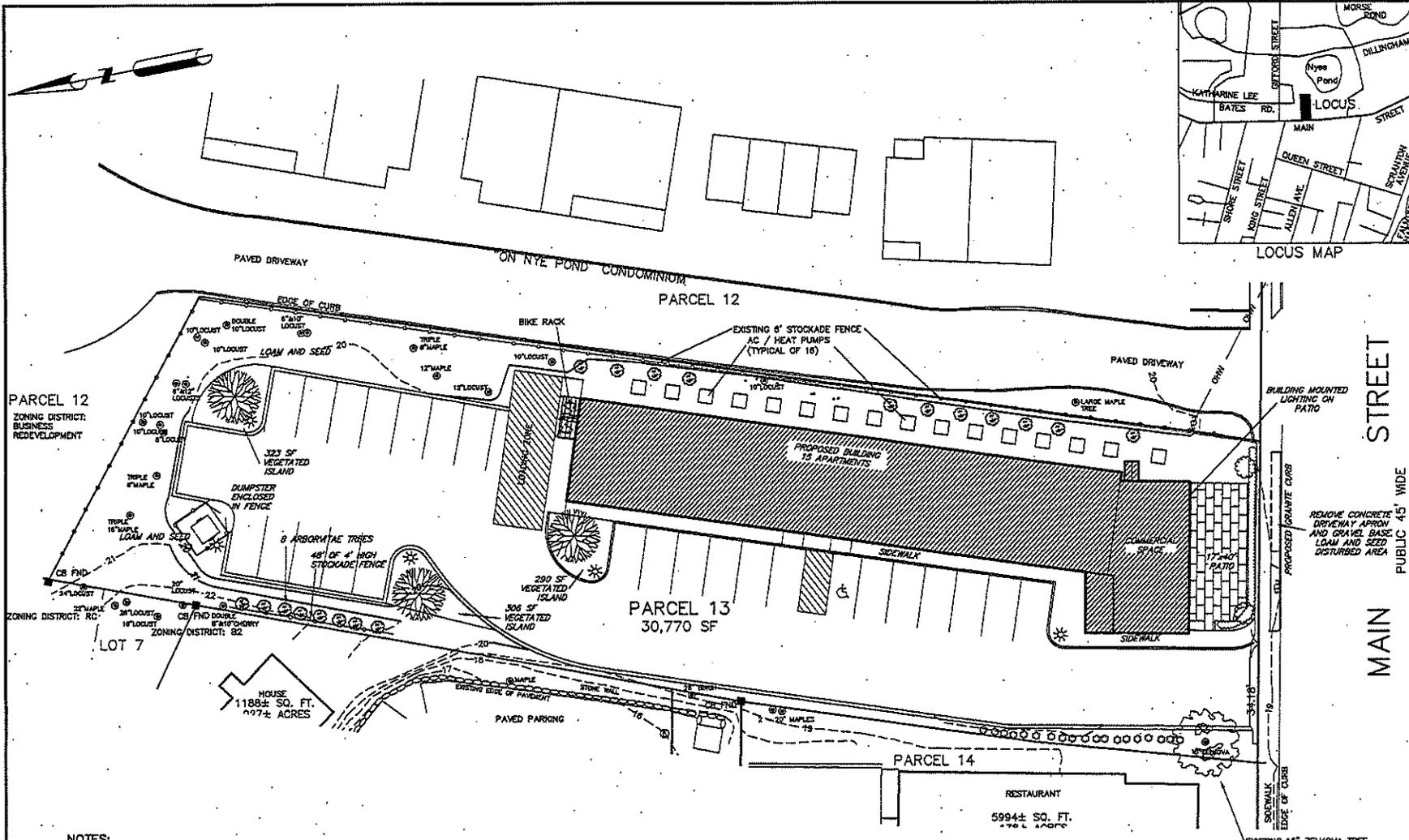
title: GRADING & DRAINAGE PLAN

drawing number: B28-117





LOCUS MAP



SITE PLAN - PROPOSED MIXED USE BUILDING
AT
464 MAIN STREET
FALMOUTH, MASSACHUSETTS
PREPARED FOR
EXCEL 464 MAIN STREET, LLC

scale	1" = 20'
date	JULY 11, 2022
drawn	TJB
checked	TB
job number	21162
revisions	ADD BUILDING MOUNTED LAMPS, ADJUST NOTES. JULY 20, 2022 RAR MOVED BUILDING 4' WEST, RETAINED MORE TREES, ADDED TREES SEPT 6, 2022 TJB
title	LANDSCAPE & LIGHTING PLAN
drawing number	B28-117

NOTES:

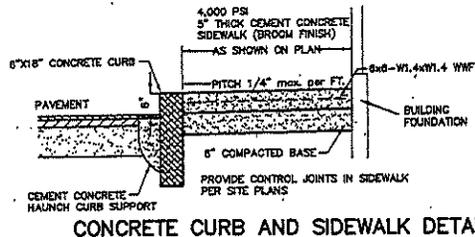
- LOCUS IDENTIFICATION:
ADDRESS: 464 MAIN STREET
ASSESSORS No. 47B 02 013 000
- LOCUS IS WITHIN:
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MIXED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
FLOOD ZONE: X
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ENDANGERED SPECIES HABITAT
RIVERFRONT AREA
- ELEVATIONS ARE FROM ON-THE-GROUND SURVEY BASED ON AN ASSIGNED DATUM, BENCH MARK: TOP OF CONCRETE BOUND ELEVATION 19.13'

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- CONCRETE BOUND
- PROPOSED STRUCTURES

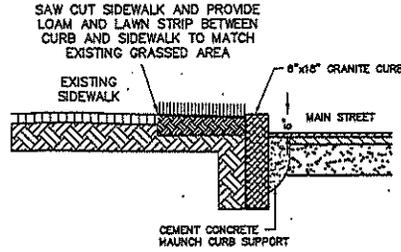
- TILIA CORDATA - LITTLE LEAF LINDEN OR ACER RUBRUM - RED MAPLE
- CORNUS FLORIDA - FLOWERING DOGWOOD
- COLUMNAR OR FASTIGIATE TREE
- WINTERBERRY HEDGE (ILEX VERTICILLATA)
- LANTERN STYLE POST LIGHT





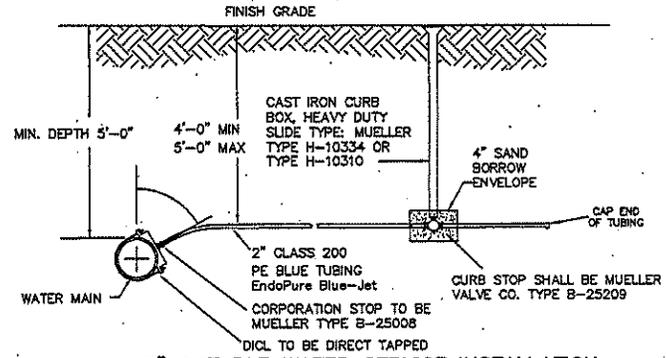
CONCRETE CURB AND SIDEWALK DETAIL

NOT TO SCALE



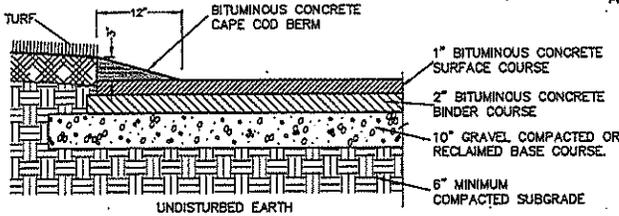
6" GRANITE CURB AND PAVEMENT DETAIL AT EAST CURB CUT ON MAIN STREET (TO BE CLOSED)

NOT TO SCALE



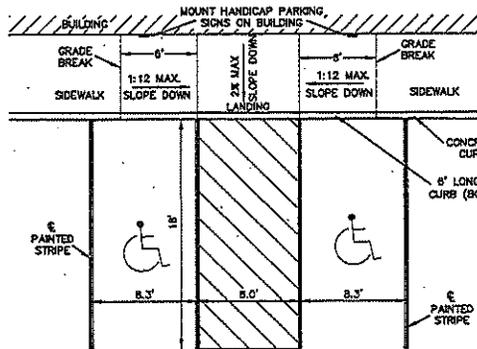
2" POTABLE WATER SERVICE INSTALLATION

NOT TO SCALE



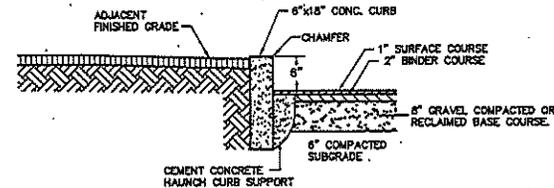
PAVEMENT SECTION w/ BERM DETAIL

NOT TO SCALE



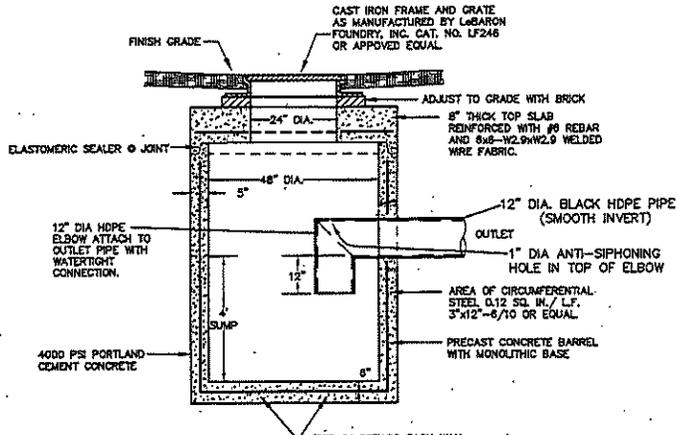
ADA COMPLIANT SIDEWALK DETAIL

NOT TO SCALE



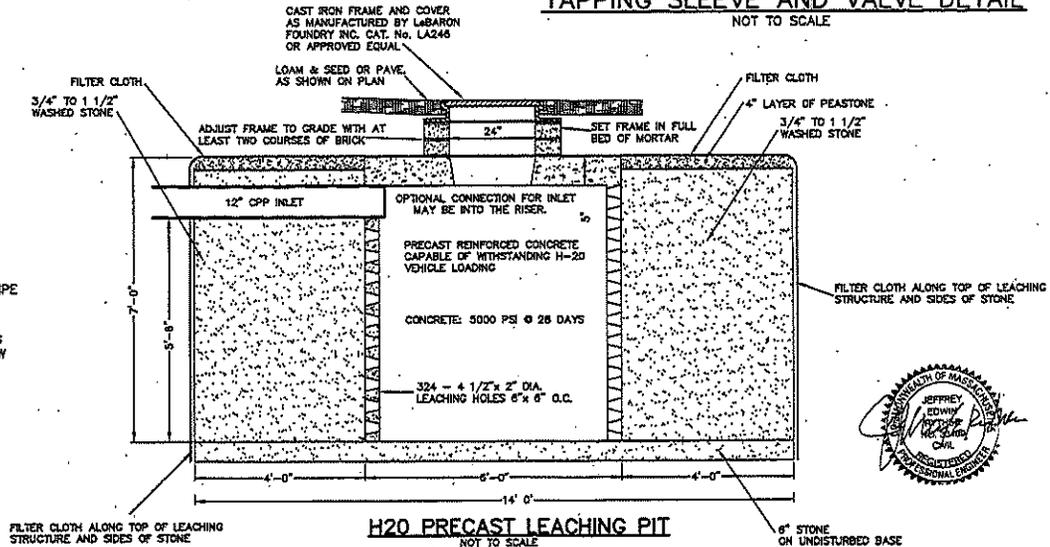
CONCRETE CURB AND PAVEMENT DETAIL

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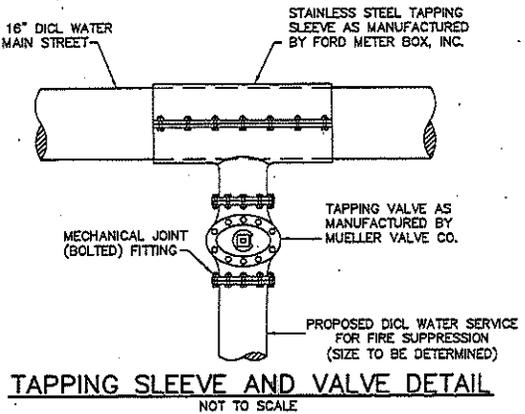
PRECAST H2O CATCH BASIN

NOT TO SCALE



H2O PRECAST LEACHING PIT

NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAIL

NOT TO SCALE

BSS DESIGN
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104 Katharine Lee Bates Rd
Falmouth, Massachusetts 02540
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SITE PLAN - PROPOSED MIXED USE BUILDING
DRAINAGE AND SITE DETAILS

AT
464 MAIN STREET
FALMOUTH, MASSACHUSETTS
PREPARED FOR
EXCEL 464 MAIN STREET, LLC

scale
1" = 20'

date
JULY 11, 2022

drawn
TJB, RAR

checked
[Signature]

job number
21162

revisions
ADD DRAINAGE AND SITE
DETAILS.
JULY 20, 2022 RAR
Aug 9, 2022

title
DRAINAGE
& SITE
DETAILS

drawing number
B28-117



Falmouth Planning Board Decision



Falmouth Planning Board

59 Town Hall Square, Falmouth, MA 02540

Telephone: 508-495-7440 Fax: 508.495.7443 email: planning@falmouthma.gov

September 29, 2022

Gary Street, Building Commissioner
Falmouth Town Hall
59 Town Hall Square
Falmouth, Massachusetts 02540

**Re: Site Plan Review Decision – Excel 464 Main St, LLC
464 Main Street – 47B 02 013 000**

Dear Gary,

At its meeting on September 27, 2022 the Planning Board voted to approve the application of Excel 464 Main Street LLC to raze the existing motor vehicle service station and construct a new mixed-use building containing 15 apartments and 900 square feet of commercial space at 464 Main Street, under Article XXXIX (39) Site Plan Review of the Zoning Bylaw for a plan entitled: "*Site Plan – Proposed Mixed Use Building at 464 Main Street Falmouth, Massachusetts*", prepared by BSS Design Engineering & Surveying, scale 1"=20', dated July 11, 2022 with the latest revision of September 27, 2022 (8 sheets), as well as floor and elevation plans entitled: "*Kaikuz Pierre, 464 Main St., Falmouth, MA*", prepared by Bill Fornaciari Architects, Inc., sheets A1 and A2, scale 1/8"=1'0", dated July 5, 2022 with the latest revision of September 8, 2022, as well as a landscaping and lighting plan, a parking lot photometric lighting plan, and a building rendering with the following:

FINDINGS:

The 30,770 square foot lot is located in the Business Redevelopment (BR) zoning district as well as in the Coastal Pond (Falmouth Inner Harbor) Overlay District. The property currently contains a 1,686 square foot vacant motor vehicle service station and associated parking. The existing lot coverage by structure is 5.83% while the existing lot coverage by structure, parking & paving is 37.6%.

The applicant is proposing to raze the existing motor vehicle service station and construct a new mixed-use building containing 15 rental apartments (9 one-bedroom apartments and 6 two-bedrooms apartments) and 900 square feet of commercial space on a portion of the building's first floor. Under the Mixed Residential and Commercial Overlay District (MRCOD), this 30,770 square foot lot allows for a total of 15.4 units at 20 units per 40,000 square feet.

Additionally, as required in the Mixed Residential and Commercial Overlay District, 25% of the rental units (4 of the 15 apartments) will be affordable as defined by the Zoning Bylaw and all 15 units will be added the town's Subsidized Housing Inventory (SHI).

The applicant is proposing 25 parking spaces for the new uses, the addition of a dedicated bicycle parking area, the addition of new stormwater mitigation features, and improvements to the landscaping

and lighting on the property. The proposed lot coverages will be 18.8% by structures, and 67.47% by structures, paving, and parking.

The Town of Falmouth departments have reviewed and commented on the above-mentioned site plan and the Planning Board finds that the applicant has adequately addressed the comments and the Board will condition its decision accordingly.

The Planning Board's review does not include Building Code review and the Board defers to the Building Commissioner as to issues related to Building Code & Zoning.

The Board finds that the information provided by the Applicant conforms to all the requirements and findings pursuant to Article XXXIX (39) of the zoning bylaw.

CONDITIONS:

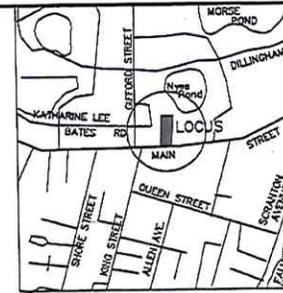
1. The plan shall be constructed as approved. Any changes shall be reviewed by the Planning Board to determine if a modification of this decision is necessary. Pursuant to §240-183B of the zoning bylaw, no permit for full or partial occupancy shall be issued until the Planning Board is satisfied that the conditions of this approval and predecessor approvals have been met.
2. The Applicant shall obtain an approved Driveway Permit and post any required bond with the Engineering Division prior to start of construction. The Applicant shall complete the work as approved by the Engineering Division in the Driveway Permit.
3. Construction of this project shall follow the town's "Soil Erosion & Sediment Control Standard Conditions" document. References to the "Department of Public Works Engineering Division" shall be replaced with the "Planning Board" who is the permitting authority for this project.
4. Upon completion of construction, the Applicant shall post the address for this residence per §99-1 Affixing of legible numbers required; time limit for compliance.

Sincerely,



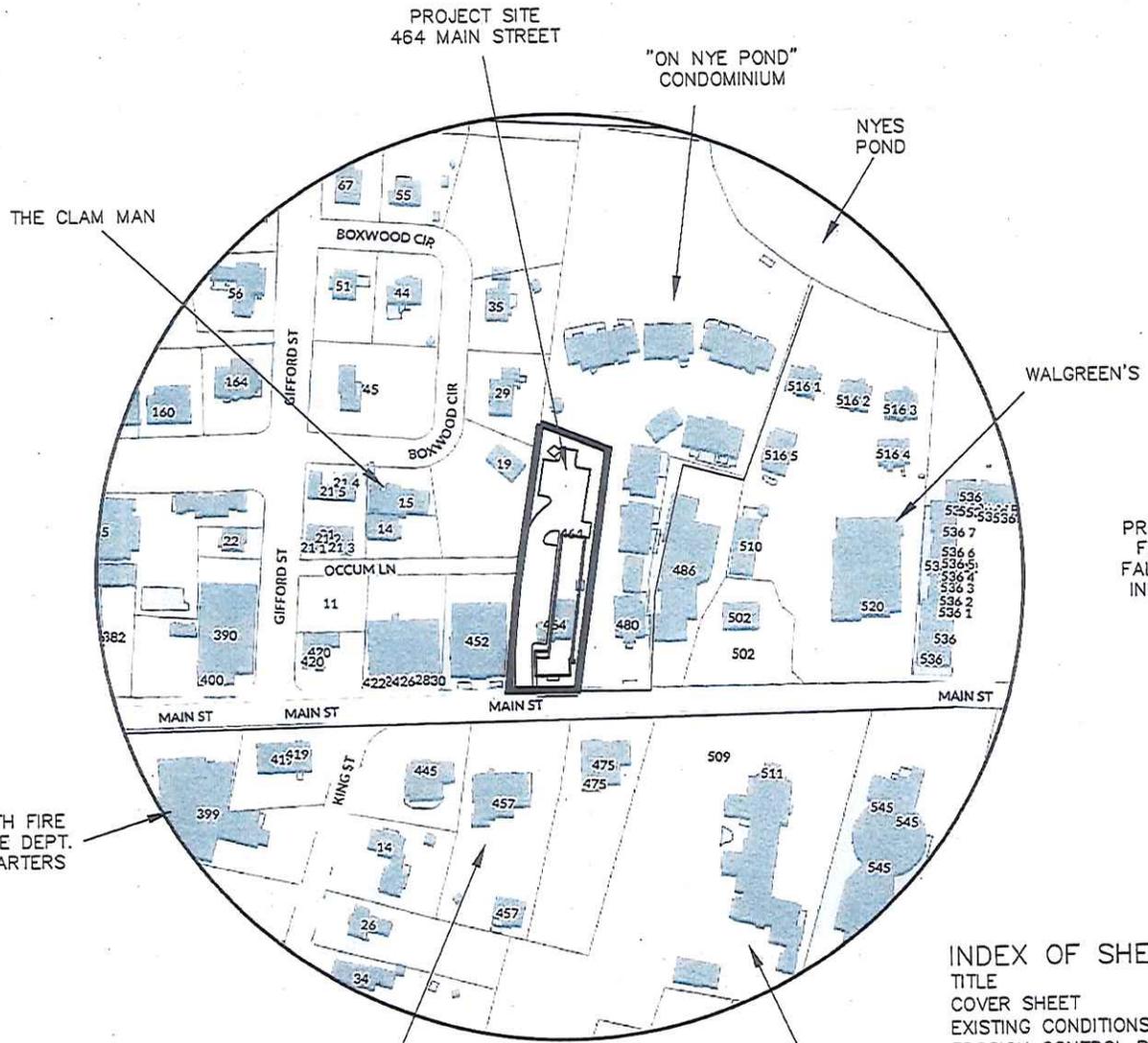
Jed Cornock, AICP
Town Planner

cc: Applicant



BSS
DESIGN
 ENGINEERING
 & SURVEYING

www.bssdesign.com
 BSS Design, Incorporated
 104 Barbara Lee Bates Rd
 Falmouth Massachusetts 02540
 508.540.8805 FAX 508.540.8213



THIS MAP WAS
 PRODUCED FROM DATA
 FROM THE TOWN OF
 FALMOUTH GEOGRAPHIC
 INFORMATION SYSTEM.



INDEX OF SHEETS

TITLE	REV. DATE
COVER SHEET	9/27/22
EXISTING CONDITIONS & DEMOLITION	9/06/22
EROSION CONTROL PLAN	9/22/22
LAYOUT PLAN	9/27/22
GRADING & DRAINAGE PLAN	9/27/22
LANDSCAPE & LIGHTING PLAN	9/27/22
SITE DETAILS	9/27/22
DRAINAGE & WATER DETAILS	9/22/22

SITE PLAN - PROPOSED MIXED USE BUILDING
 AT
464 MAIN STREET
 FALMOUTH, MASSACHUSETTS
 PREPARED FOR
EXCEL 464 MAIN STREET, LLC

scale	1" = 20'
date	JULY 11, 2022
drawn	RAR
checked	TJB
job number	21162
revisions	ADD LOCUS MAP JULY 20, 2022 RAR EDITS TO VARIOUS SHEETS 9/27/22 TJB
title	COVER SHEET AND INDEX
drawing number	B28-117

Joseph Valle Development Team

Joe Valle

CEO

Joe's career in home construction began in 1971. For over twenty-five years, he was involved in the design, construction, and marketing for one of the largest home builders in New England. He founded The Valle Group with Joan Valle in 1997 and since then has managed residential and commercial construction projects throughout New England. Joe graduated from Boston College with a degree in finance followed by a Master of Education from Springfield College. Joe Serves on the Board for Falmouth Academy. He is a former Board member of Noble and Greenough School and a former Board member of Hospice and Palliative Care of Cape Cod. Joe enjoys boating on the waters of Vineyard Sound with his family and his early morning walks.

Christian Valle Development Team

Christian Valle

President

Christian is the president and Chief Operating Officer of The Valle Group and is responsible for the day-to-day operations of the company. A Holy Cross college graduate, Christian lives in Falmouth with his wife and three children. Christian is Vice Chair of the Falmouth Historical Commission Board, a incorporator of The Cooperative Bank of Cape Cod and a member of the Bank's Charitable Foundation Committee. Christian is also a member on the Town of Falmouth Hatchville Fire Station Building Committee and the Town of Falmouth Edward Marks Building Restoration Committee. Christian was prior Vice-Chair of the Cape Cod Symphony Board as well. Christian also volunteers his time working with Belonging To Each Other (BTEO) an organization dedicated to helping the homeless population in Falmouth. In his free time, Christian enjoys coaching his son's hockey teams and fishing. Christian worked on a commercial fishing boat on Cape Cod during his college years.

Relevant Projects

Recent projects built by The Valle Group:

1. Megansett Crossing. 10 unit all affordable rental community, Owner Megansett Crossing LLC .
2. 59 Gifford Street. 20 units all affordable rental community, owner Falmouth Housing Corporation.
3. 155 Kathrine Lee Bates Road. 4 units, all affordable rental community, owner, Falmouth Housing Corporation.
4. One Chancery Lane, Old Fellows Hall 4 units all affordable rental community, owner, Falmouth Housing Trust.
5. Saint Marks Road, East Falmouth, 3 single family homes, owner, Falmouth Housing Trust.
6. Lombard Farm, Route 149 Sandwich, 12 units elderly rental all affordable, owner, Housing Assistance Corporation.
7. Kimber Woods, Hyannis MA, 34 units all affordable rental, owner, Housing Assistance Corporation.
8. Great Cove, Mashpee, 10 units, all affordable rental, owner, Housing Assistance Corporation.
9. River Hill, Mashpee, MA 12 home single-family community, first Comprehensive Permit issued in Mashpee. Developer.

OPEN SESSION

BUSINESS

5. Presentation – Resolution Recognizing Cape Cod Rights of Nature
– Dr. Betsy Gladfelter **(10 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 5.

ITEM TITLE: Presentation- Resolution Recognizing Cape Cod Rights of Nature, Dr. Betsy Gladfelter

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Draft Resolution Recognizing Cape Cod Rights of Nature; PowerPoint Presentation

PURPOSE:

The Select Board will hear a presentation by Dr. Betsy Gladfelter concerning the origins of Earth Day and the importance of recognizing the rights of nature in Falmouth. The Board will also be asked to consider the adoption of a Resolution Recognizing Cape Cod Rights of Nature.

BACKGROUND/SUMMARY:

N/A

DEPARTMENT RECOMMENDATION:

Following the presentation by Dr. Gladfelter, the Town Manager recommends that the Select Board adopt the Resolution Recognizing Cape Cod Rights of Nature as presented by Dr. Gladfelter.

OPTIONS:

- Motion to adopt the Resolution Recognizing Cape Cod Rights of Nature as presented by Dr. Gladfelter.
- Motion to deny adoption of the Resolution Recognizing Cape Cod Rights of Nature as presented by Dr. Gladfelter.
- Motion to adopt a Resolution Recognizing Cape Cod Rights of Nature with Board specified revisions.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

Following the presentation by Dr. Gladfelter, the Town Manager recommends that the Select Board adopt the Resolution Recognizing Cape Cod Rights of Nature as presented by Dr. Gladfelter.

Michael Renshaw

Town Manager

4/17/2024

Date

RESOLUTION RECOGNIZING CAPE COD

RIGHTS OF NATURE

Whereas, the communities of Cape Cod owe their centuries of existence to their natural setting: the miles of coastline, the natural aquifer, the climate-moderating Gulf Stream, the surface waters, and the abundance of the land and sea. From the earliest residents, the Wampanoag and Nauset, through today's, the Cape's people are deeply attached to this life- and spirit-sustaining land, understand their dependency upon the environment, and work collaboratively to protect it.

Whereas, despite these efforts, local terrestrial and aquatic species are in decline, and habitats are being fragmented and destroyed. The Cape's community of life is being destroyed. Residents mourn the loss and are united in their determination to stop it.

Whereas, the Massachusetts state constitution establishes in Article 97 that the people have a right to a clean and healthy environment, but that right is too often ignored or sacrificed to current political exigencies and societal needs. Consequently, the Cape's people are calling upon their local governments to recognize their constitutional right by better protecting the environment.

Whereas, in this time of global climate disruption and environmental collapse, the call for stronger environmental protection is world-wide; and one major response has been the mass adoption of legal enactments recognizing that humanity is a part of Nature, is responsible for Nature's care, and should recognize Nature -- the entire, inter-dependent community of life on Earth -- as having the right to exist, persist, regenerate, and be restored.

Whereas, this understanding of our human relationship to Nature, long shared by Earth's first peoples, has been incorporated into federal, state, and local laws around the world, including here on Cape Cod; and it is supported by a rapidly growing number of institutions, religious groups, and political leaders both locally and globally.

Whereas, supporting this movement and aligning local law and policy with the understanding that Nature must be respected as an entity with rights will help protect Cape Cod and will assist in effectuation of our constitutional right to a clean and healthy environment.

NOW, THEREFOR, THE _____ OF _____ MASSACHUSETTS HEREBY:

RECOGNIZES the rights of Nature on Cape Cod; and

RESOLVES to effectuate those rights to the full extent of its authority in order to protect the welfare of life on Cape Cod and thereby effectuate our constitutionally guaranteed right to a clean and healthy environment and thereby protect our own and our children's and descendant's welfare.

Dated: _____

Signed: _____

WHY FALMOUTH SHOULD ADOPT A RIGHTS OF NATURE RESOLUTION

The worldwide Nature's Rights movement promotes protection of the natural environment through recognition that Nature is not mere human property. Instead, it is one integrated system of life upon which humans depend and in which destructive activities have far-reaching and cascading negative impacts, system wide. Supporting this movement and aligning local law and policy with the understanding that Nature must be respected and protected as an entity with rights will assist in securing our human right to a clean environment. That right is already established for Falmouth residents by our state constitution, but it is not yet effectuated by our laws and policies.

Falmouth owes its very existence to its unique natural setting: the south-western tip of Cape Cod, where a natural aquifer supplies fresh water, the Gulf Stream moderates the climate, and Nature provides sustenance and spiritual rejuvenation. The fifty square miles of sandy beaches, coves and inlets, vernal pools, rivers, creeks, natural bogs, ponds, pine and oak forests, and grasslands have supported human communities for time immemorial. This rich environment supports a diverse natural community of animal and plant life: migratory and local bird and fish species, coyote, deer, bobcats, racoons, turtles, amphibians, horseshoe crabs, insects, clams, pine and oak scrub forests.

The first humans to be at home in this land were the Wampanoag and Nauset peoples, who have lived on this land for more than 10,000 years. We hereby acknowledge and honor these First Peoples, their cultures, and their stewardship of this land.

The townspeople are deeply attached to this life-giving environment. Their intimate connection with Nature is a defining characteristic of this community, where residents work collaboratively to protect the natural environment which sustains us and attracts our visitors. There are more than 2000 acres of protected conservation land – wetlands, uplands and farms - in Falmouth, managed by the Town, The 300 Committee Land Trust, Salt Pond Area Bird Sanctuaries and others. Major successes include the restorations of the Coonamessett and Childs Rivers, grasslands, vernal pools, and other ecosystems; these projects have received widespread acknowledgment for their nature-based solutions that restored the environment, increased biodiversity, and increased community resilience to climate disruption.

Falmouth's location and abundant natural life and its commitment to environmental stewardship have made it a hub for environmental study. The community includes the Woods Hole Oceanographic Institution, Marine Biological Laboratory, Woodwell Climate Research Center, Sea Education Association, U.S. Geological Survey, and National Marine Fisheries Services – all world-renowned research and educational institutions.

Today, despite this extensive environmental work, the community experiences a deep sense of sorrow and frustration as we witness the loss of its treasured natural environment. The herring population has been decimated. Right whales are fast disappearing and are federally listed as endangered. Shorebirds, turtles, fish, birds of prey, mammals, insects, and plants are included among the forty-one Cape Cod species that the state now lists as endangered, threatened or of special concern. Habitats are being fragmented and destroyed, and the waters are being polluted by devastating land development, often undertaken without adequate consideration of environmental impacts. Nitrogen levels in the town's waters already exceed state standards, which

means that aquatic ecosystems and species will continue to decline unless water quality is adequately addressed.

However, land development continues because Falmouth needs more affordable and workforce housing to serve the community's diverse economic needs of our community. This need must be equitably weighed against adverse impacts upon the environment and the services it provides. These include, among others, the role of the forests, grasslands and wetlands in both mitigating nitrogen inputs to the groundwater and capturing and storing carbon.

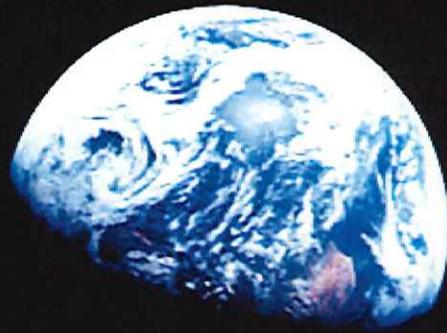
Although the Massachusetts state constitution establishes in Article 97 that all the state's people have a right to a clean environment, the nation's environmental laws have proven inadequate to effectuate this right. They regulate human use of the environment by metering pollution and curtailing some adverse impacts of destructive human activities; but they neither prohibit nor sufficiently limit them. These fifty-year old federal laws reflect neither the extremity of the current environmental crisis, nor the current scientific understanding of the interrelated planetary systems that support all life, nor the ancient understanding that we are part of Nature, nor the spiritual belief that life on Earth must be protected as a divine creation.

Because current laws and policies do not and cannot adequately protect the environment, nations, states, and communities, world-wide are calling for new laws and policies, based on eco-centric paradigms that will better protect Nature, including recognition of Nature's right to exist, persist, naturally regenerate, and be restored. In response, Rights of Nature enactments have been formally adopted by nations, states, tribal governments, provinces, cities, and towns; and they have been recognized and enforced by courts in many countries.

Rapidly increasing support for recognition of Nature's Rights has also come from institutions, religious groups, and political leaders. The United Nation's Harmony with Nature Program has annually hosted an Earth Day Dialogue, produced annual reports on holistic, sustainable development in Harmony with Nature, and promoted the shift to Earth-centered laws and policies, particularly those recognizing the Rights of Nature. In 2015, Pope Francis called on all humanity to protect our "common home" in his Encyclical Letter "Laudato Si." In 2021, the US United Church of Christ adopted a Rights of Nature resolution.

Across the United States, more than eighty local and tribal governments have adopted laws, resolutions, and other enactments recognizing the Rights of Nature. Among them is the April 2023 enactment of the Mashpee Wampanoag Tribal Council declaring a State of Emergency for the Rights of Nature of the Cape Cod herring.

Rights of Nature enactments enhance protections for rivers, lakes, particular ecosystems or natural communities, as well as for specific species. They take various forms, including treaties, constitutional provisions, statutory laws, administrative policies, declarations, or resolutions; but all are intended to enhance protection for the environment on which we and all life depend. Recognition of Nature Rights can, likewise, help Falmouth protect its cherished natural environment.



Christmas Eve, 1968
Earthrise over the Moon
From Apollo 8

Earth Day, April 22, 1970, inspired 20 million Americans — at the time, 10% of the total population of the United States

— to take to the streets, parks and auditoriums to **demonstrate against the impacts of 150 years of industrial development which had left a growing legacy of serious human health impacts.**



By the end of 1970, the first Earth Day led to the creation of:

the **United States Environmental Protection Agency** and the first-of-their-kind environmental laws:

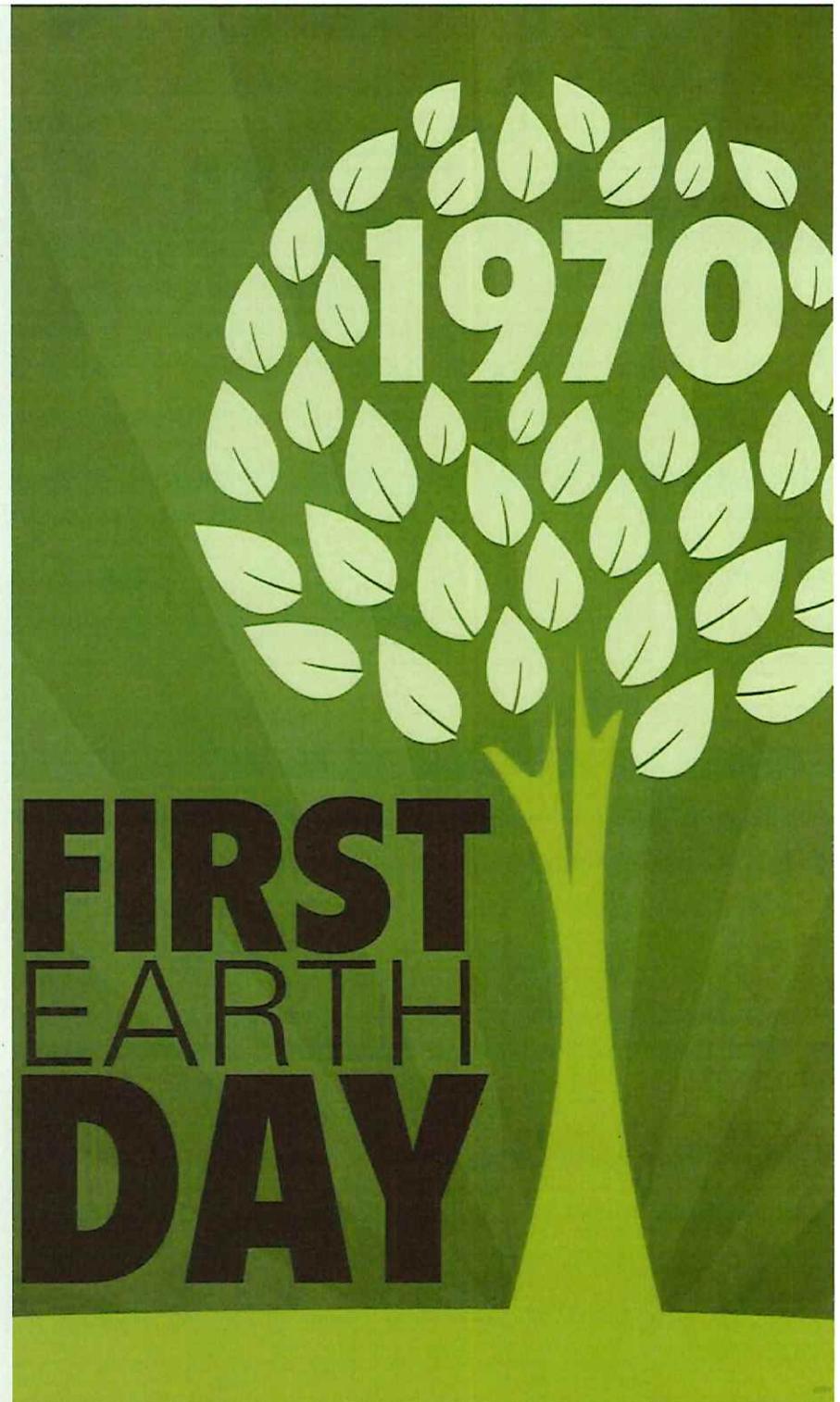
- **National Environmental Education Act**
- **Occupational Safety and Health Act**
- **Clean Air Act**

In 1972 ... Clean Water Act

And..

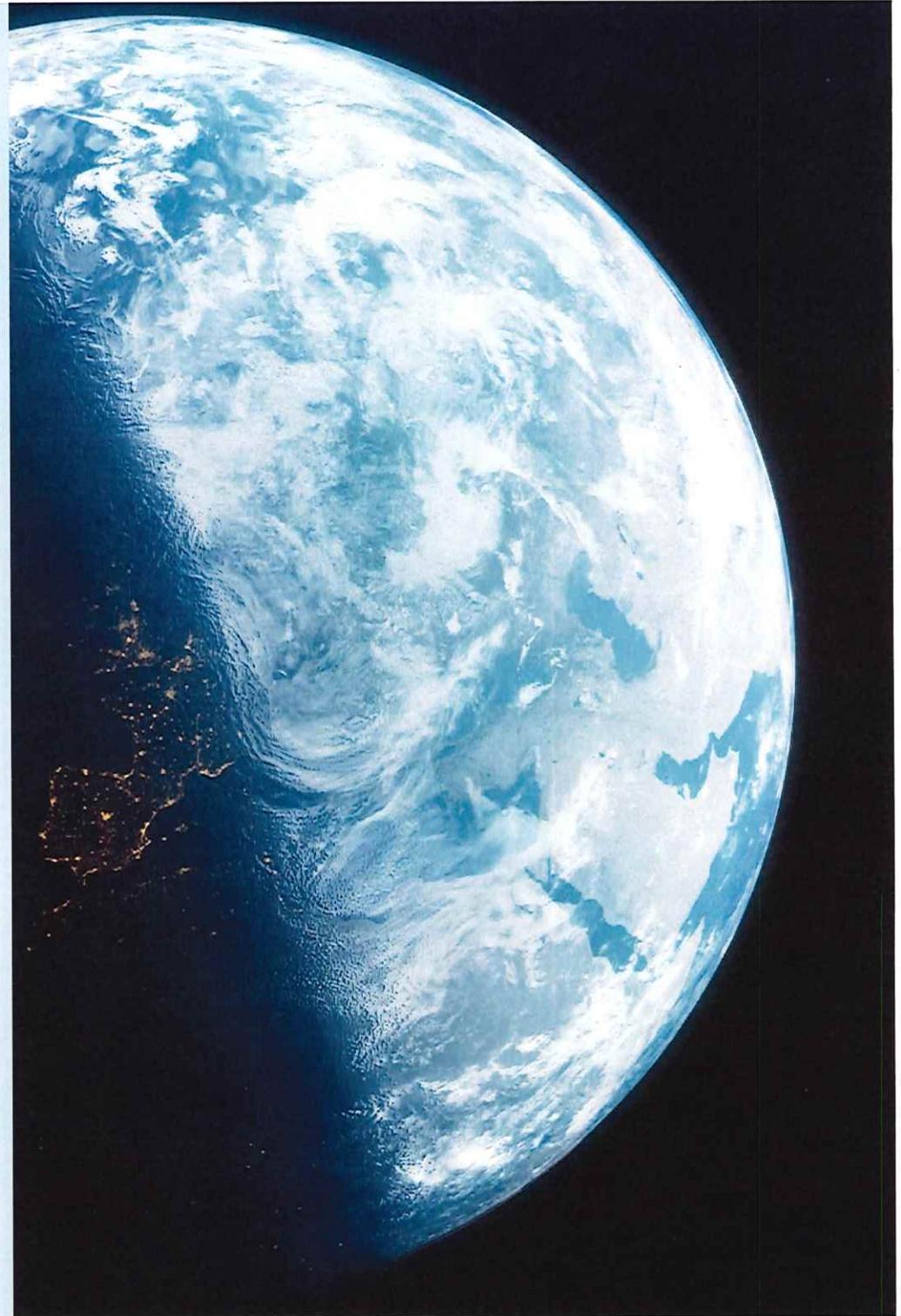
1972 Massachusetts Wetlands Protection Act

1979 Falmouth Wetlands ByLaw



These fifty-year old federal (state and local) laws reflect

- ***neither*** the extremity of the current environmental crisis,
- ***nor*** the current scientific understanding of the interrelated planetary systems that support all life,
- ***nor*** the ancient understanding that we are part of Nature,
- ***nor*** the spiritual belief that life on Earth must be protected as a divine creation.



Rights of Nature and Falmouth

Because current laws and policies do not and cannot adequately protect the environment, nations, states, and communities, world-wide are calling for new laws and policies, based on eco-centric paradigms that will better protect Nature, including ***recognition of Nature's right to exist, persist, naturally regenerate, and be restored.***



- Plastics
- Recycling
- Composting
- Solar energy
- Water Quality
- Land Conservation
- Farming
- Aquaculture
- Ecosystem Restorations
 - Biodiversity
 - Carbon storage
 - Nutrient removal
 - Groundwater recharge



**Recognition
of Nature Rights can,
likewise, help Falmouth
protect its cherished
natural environment.**



Harmony with Nature

United Nations

With special thanks to

Callie Veelenturf and Marsha Moutrie
from the United Nations Harmony in
Nature program...

and all the folks in the Town of Falmouth,
who help to make it the special place that
it is.

OPEN SESSION

BUSINESS

6. Discuss and consider the approval of a Police Department Traffic Control Official policy **(10 minutes)**



ITEM NUMBER: Business 6.

ITEM TITLE: Discuss and consider the approval of a Police Department Traffic Control Official policy

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Chief Jeffrey A. Lourie

ATTACHMENTS: Traffic Control Official Policy (#TRF-08)

PURPOSE:

The Select Board will discuss and consider the approval of a Police Department Traffic Control Official policy. The need for competent and safe traffic control at traffic details throughout the Town of Falmouth is a paramount concern. The civilian Traffic Control Official would be able to provide traffic detail coverage when no full time or reserve police officer is available to perform such function.

BACKGROUND/SUMMARY:

- The Falmouth Police Department would like to supplement the increasing need for traffic detail officers with Traffic Control Officials.
- Traffic Control Officials are not sworn police officers pursuant to M.G.L. c. 41 § 98 and are not entitled to benefits under c. 41 § 111F. They have no authority to issue citations, affect seizures, serve warrants and other process, make arrests, or perform any other function of a sworn police officer except those duties specifically described in this policy.

- Traffic Control Officials are appointed by the Town Manager, for a period of one year (January 1st to December 31st).
- All Traffic Control Officials must pass a criminal background check, to include Criminal Offender Records Information, prior to assuming any duties.
- There is no automatic renewal of the appointment as a Traffic Control Official and Traffic Control Officials are at will employees.
- A Traffic Control Official's availability and frequency of work may contribute to any decision regarding reappointment.
- Traffic Control Officials shall submit a Letter of Interest to the Traffic Control Official Unit Supervisor each year by November 1st requesting to be reappointed.
- The power of Traffic Control Officials is strictly limited to the direction, control, and regulation of vehicular traffic. Such power shall only be exercised when in uniform, and only while performing an official assignment given by the police department.
- Traffic Control Officials are to be used at the sole discretion of the Chief of Police to direct traffic and facilitate the smooth flow of vehicular and pedestrian traffic.
- Traffic Control Officials would be required to work certain events during the course of a calendar year to include the Falmouth Road Race, The Falmouth Street Fair, Cape Cod Half and full Marathon, and the Christmas Parade.
- Traffic Control Officials would not be covered by any collective bargaining agreement and as such do not have any right of grievance.
- Traffic Control Officials would not be authorized to wear a badge, carry a firearm, baton, pepper spray or any other weapon of any kind while on duty.
- Traffic Control Officials would be required to get certified in First Aid & CPR annually. Any Traffic Control Official who are not former police officers may be required to complete an initial Work Zone safety course.

- Traffic Control Officials would be required to wear a specific uniform identifying them as Traffic Control Officials and not Police Officers. Uniforms would be outlined in the department policy.

- Traffic Control Officials will be paid at an hourly rate set by the Chief of Police.

DEPARTMENT RECOMMENDATION:

The Falmouth Police Department recommends that the Select Board approve this request. There are numerous construction projects underway at any given time in the Town of Falmouth. The use of Traffic Control Officials would allow the Falmouth Police Department to supplement its workforce to meet the increasing demand for trained traffic personnel.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the Police Department Traffic Control Official policy as presented.

Michael Renshaw

Town Manager

4/18/2024

Date



Falmouth Police Department

General Order

Effective Date

DRAFT

Amended/Reissued Date

NA

Traffic Control Official (TRF-08)

GENERAL CONSIDERATIONS AND GUIDELINES

The need for competent and safe traffic control at traffic details throughout the town of Falmouth is a paramount concern. Primarily, traffic details are performed by police officers. The purpose of this policy is to establish a unit of civilian Traffic Control Officials to provide traffic detail coverage when no full-time or reserve police officer is available to perform such function.

POLICY

Traffic Control Officials will be assigned to direct and control traffic to ensure its smooth and safe flow. Traffic Control Officials must demonstrate a firm commitment to carry out assignments in a competent, timely, and professional manner. It is the policy of the Falmouth Police Department to provide guidance to Traffic Control Officials through various policies, procedures, regulations, and trainings, which have been established to direct members in the performance of their duties and responsibilities. Additionally, this policy is meant to address the following:

- A. To clearly state Traffic Control Officials do not have the status of sworn law enforcement officers.
- B. To describe the duties of Traffic Control Officials.
- C. To ensure that Traffic Control Officials are trained in the duties which they are expected to perform.
- D. To ensure the uniforms of Traffic Control Officials are clearly distinguishable from those of sworn police officers.

DEFINITIONS

- A. Traffic Control Official: A non-sworn per diem employee of the town of Falmouth Police Department whose duties are restricted to traffic control, direction, and work zone safety only.

ELIGIBILITY

- A. The following persons are eligible to apply to be a Traffic Control Official:
 - a. a current sworn full-time Massachusetts POST certified police officer in good standing,
 - b. a retired sworn full-time Massachusetts POST certified police officer, having retired as an active member in good standing and having been separated for no more than (5) years, or

- c. a current Community Service Representative (CSR) of the Falmouth Police Department in good standing.

PROCEDURES

- A. Traffic Control Officials are not sworn police officers pursuant to M.G.L. c. 41 § 98 and are not entitled to benefits under c. 41 § 111F. They have no authority to issue citations, affect seizures, serve warrants and other process, make arrests, or perform any other function of a sworn police officer except those duties specifically described in this policy.
- B. Traffic Control Officials are appointed by the Town Manager, for a period of one year (January 1st to December 31st).
- C. All Traffic Control Officials must pass a criminal background check, to include Criminal Offender Records Information, prior to assuming any duties.
- D. There is no automatic renewal of the appointment as a Traffic Control Official and Traffic Control Officials are at will employees.
- E. A Traffic Control Official's availability and frequency of work may contribute to any decision regarding reappointment.
- F. Traffic Control Officials shall submit a Letter of Interest to the Traffic Control Official Unit Supervisor each year by November 1st requesting to be reappointed.
- G. The power of Traffic Control Officials is strictly limited to the direction, control, and regulation of vehicular traffic. Such power shall only be exercised when in uniform, and only while performing an official assignment given by the police department.
- H. Traffic Control Officials shall obey, without reservation, the regulations of the department and all lawful commands of police officers.
- I. Traffic Control Officials are used, at the sole discretion of the Chief of Police, to direct traffic and facilitate the smooth flow of vehicular and pedestrian traffic.
- J. The Chief of Police may require Traffic Control Official Unit members to assist with certain events as part of maintaining their appointment. At a minimum, Traffic Control Official Unit members must be available to assist the Department during the Falmouth Road Race and at least two (2) of the other high activity periods including the Falmouth Street Fair, Cape Cod Half Marathon, and Cape Cod Marathon. Any exception must be approved by the Chief of Police or his/her designee.
- K. Traffic Control Officials are not members of any collective bargaining agreement and as such do not have any right of grievance.

DUTIES

- A. Working at assigned locations; performs traffic control duties including manually directing traffic, operating traffic signal controls, and placing traffic cones and barricades to safely direct and control traffic flow.
- B. Assists the public with information regarding directions, street locations, points of interest, etc.

- C. Observes and reports hazardous conditions/situations immediately to a Shift Supervisor / OIC.
- D. Reports to the Shift Supervisor / OIC when necessary and receives direction from the same.

WEAPONS

- A. Traffic Control Officials are not authorized to wear a badge, carry a firearm, baton, pepper spray or any other weapon (lethal or nonlethal) of any kind while on duty as a Traffic Control Official.

TRAINING / KNOWLEDGE / SKILLS

- A. Traffic Control Officials may be required to complete any such annual in-service training as required by the Chief of Police. First Aid & CPR training will be required annually.
- B. Knowledge of hand traffic signals, cone/traffic patterns and manual operation of traffic signals is required.
- C. An initial traffic control safety course may be required for all Traffic Control Officials.
- D. Knowledge of the town's geography, streets, and businesses is required.
- E. Traffic Control Officials will be provided with a copy of this policy along with any necessary training to ensure they understand the policy.

UNIFORMS and EQUIPMENT

- A. Traffic Control Officials shall wear the following uniform while on-duty:
 - a. Pants: Black uniform pants consistent with what a Falmouth Police Officer is authorized to wear.
 - b. Shirt: Blauer Hi-Vis Polo Shirt #8137
 - c. Jacket: Blauer Hi-Vis All-Season Jacket #26950
 - d. Hat: Black baseball style with "FALMOUTH TRAFFIC" on the front in white.
 - e. Footwear: Black uniform shoes or boots consistent with what a Falmouth Police Officer is authorized to wear.
 - f. Flashlight: Traffic Control Officials must be equipped with a flashlight when working in evening lighting conditions.
 - g. Markings: High Visibility reflective shirts and outerwear jackets must be stenciled "FALMOUTH TRAFFIC" in black and meet the ANSI standards.
 - h. All uniforms and equipment will be purchased by the Traffic Control Official.
- B. Traffic Control Officials are not allowed to operate police department vehicles and they are not allowed to obtain a Blue Light Permit for their personal vehicle.

COMMUNICATION

- A. Traffic Control Officials shall be issued a portable radio when available to effectively keep two-way communications. Portable radios are department property and must be properly maintained and securely kept. Any damaged or lost portable radio must be immediately reported to the Shift Supervisor detailing the circumstance regarding the damage or loss.

PAID DETAIL HIRING SEQUENCE

- A. The Paid Detail Hiring Sequence is as follows:
 - 1. Patrol Officers, Sergeants, & Lieutenants
 - 2. Captains
 - 3. Special Police Officers
 - 4. Community Service Representatives
 - 5. Marine & Environmental Services (MES)
 - 6. Traffic Control Officials
 - 7. Outside Departments

COMPENSATION

- A. All positions listed within the Paid Detail Hiring Sequence, including Traffic Control Officials, will be paid at an hourly rate set by the Chief of Police.

VIOLATIONS

- A. Any violations of this policy may result in a suspension or revocation of appointment as a Traffic Control Official, as determined by the Chief of Police.

Massachusetts Police Accreditation Standards References:

None

Review dates(s):

None

Promulgated by:

Jeffrey A. Lourie, Chief of Police

OPEN SESSION

BUSINESS

7. Approve the resubmission of an application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth for a Change of Manager and a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License **(5 minutes)**



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 7.

ITEM TITLE: Approve the resubmission of an application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review; ABCC Licensing Authority Certification; ABCC Application for Multiple Amendments dated March 20, 2024; Letter to Guy Patierno, AMVETS President, and Roy Rose, Jr. AMVETS Vice President from Town Counsel dated March 18, 2024;

PURPOSE:

The Select Board will consider a request to approve the resubmission of an application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

BACKGROUND/SUMMARY:

- A Change of Manager application filed by Mr. Guy Patierno was approved by the Select Board/Licensing Authority on September 29, 2022 however the appointment of the officers of the club had expired and there were some delays and challenges obtaining the ABCC-required updated application form.

- On March 18, 2024 Town Counsel sent a letter (attached) to both the AMVET President Mr. Guy Patierno as well as to the AMVET Vice President Mr. Roy Rose, Jr. indicating the need for AMVETS Falmouth Post 70, Inc. to refile with the ABCC an updated Change of Manager and Change of Officers application, due to the State ABCC having rejected their previous applications in both February 2023 and May 2023 due to corporate filing information being outdated as well as ambiguity in the application concerning the names of the current officers.
- On or about March 30, 2024, Mr. Guy Patierno, AMVETS Falmouth Post 70 President, submitted a revised Change of Manager and Change of Officers application per the instructions contained within Town Counsel’s letter dated March 18, 2024.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the resubmitted application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

OPTIONS:

- Motion to approve the resubmitted application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.
- Motion to deny approval of the resubmitted application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the resubmitted application filed by AMVETS Falmouth Post 70, Inc., 336 Palmer Avenue, Falmouth, for a Change of Manager and a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

Michael Renshaw

Town Manager

4/17/2024

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: AMVETS Post 70

Address: 336 Palmer Avenue, Falmouth

License Type: _____

New or Transfer of License _____

or

Change of License Application is a resubmission of an

application approved by the Select Board on September 29,

2022: Change of Manager and Change of Officers/Directors

Police _____

Fire _____

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

. _____

. _____

. _____

. _____

. _____

NOTES: The Change of Manager to Guy Patierno was approved on 9-29-22 however the appointment of the officers of the club had expired and there were challenges obtaining the ABCC-required updated application.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Falmouth

City/Town

00097-CL-0390

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

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

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

APPLICANT INFORMATION

Name of Licensee: Falmouth Post 70 Inc Amvets DBA: _____

Street Address: 336 Palmer Avenue Zip Code: 02540

Manager: Guy Philip Patierno

Granted under Special Legislation? Yes No

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

§12 Club: _____ Annual: _____ All Alcoholic Beverages: _____

Type: _____ Class: _____ Category: _____
(i.e. restaurant, package store) (Annual or Seasonal) (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

First Floor: Kitchen, Meeting Room, Hallway. Downstairs: Game Room, Lounge, Office, Outside Recreation Room.

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date: 09/29/2022 Time: 12:45 p.m.

Advertised: Yes No Date Published: _____ Publication: _____

Abutters Notified: Yes No Date of Notice: _____

Date APPROVED by LLA: 10/24/2022 Decision of the LLA: Approves this Application

Additional remarks or conditions (E.g. Days and hours): Change of Manager to Guy Philip Patierno (from Jeffery Allen Boeder).

For Transfers ONLY:
Seller License Number: _____ Seller Name: _____

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

The Local Licensing Authorities By:

Nancy K. [Signature]

Cynthia [Signature]

Samuel [Signature]

D. S. C. [Signature]

Ch. P. [Signature]



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

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
AMVETS POST 70, INC	FALMOUTH	00097-CL-0390

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

VETERANS POST. UPDATE OF CORPORATE OFFICERS.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
ROY R. ROSE JR	VICE PRESIDENT	[REDACTED]	[REDACTED]

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	[Dropdown]
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	[Dropdown]
<input type="checkbox"/> Change of License Class	Last-Approved License Class	[Dropdown]
Seasonal or Annual	Requested New License Class	[Dropdown]
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	[Dropdown]
i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Requested New License Type	[Dropdown]

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	[Text Box]
	Requested New Corporate Name:	[Text Box]
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	[Text Box]
	Requested New DBA:	[Text Box]
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	[Dropdown]
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	[Dropdown]

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	[Text Box]
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

5. AMENDMENT-Change of Manager

Change of License Manager

A. MANAGER INFORMATION

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

Proposed Manager Name Date of Birth

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises Last-Approved License Manager

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? Yes No *Manager must be a U.S. Citizen
 If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No
 If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition
[REDACTED]			

C. EMPLOYMENT INFORMATION

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

Start Date	End Date	Position	Employer	Supervisor Name
FEB 96		MANAGER	IDEX H & S	TOM SHAW

D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature Date 7

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

Change of Officers/Directors **Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)** **Change of Stock (E.g. New Stockholder/ Transfer or Issuance of Stock)**

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

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

Name of Principal	Residential Address	SSN	DOB
GUY P. PATIERNO	8 PILOT WAY E. FALMOUTH MA 02536	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
PRESIDENT	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
ROY R. ROSE JR	20 EMMA OAKLEY MILLS WAY MASHPEE MA 02649	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
VICE PRESIDENT	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
LIONEL HALL	80 VIDAL AVE E. FALMOUTH MA 02536	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
TREASURER	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
DENNIS NOONAN	11 HOLLIS ST. N. FALMOUTH MA 02556	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
OTHER OFFICER	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
WILLIAM DOHERTY	1238 RT. 28A CATAUMET MA 02534	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
OTHER OFFICER	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
DAVID BRANGA	80 GRACE CT. E. FALMOUTH MA 02536	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
CLERK	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Additional pages attached?	<input type="radio"/> Yes <input type="radio"/> No		

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)
Falmouth Amvet Post 70	

Name of Principal	Residential Address	SSN	DOB
Aron Antone	371 Palmer Ave. Falmouth Ma.		
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
James Rogers	23 Lakeview Dr Mashpee Ma. 02649		
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
Thomas Zine	36 Captian Bohnenberger Ln E. Falmouth Ma. 02536		
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

<input type="radio"/> Yes <input type="radio"/> No
--

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)
Falmouth Amvet Post 70	

Name of Principal	Residential Address	SSN	DOB
Aron Antone	371 Palmer Ave. Falmouth Ma.		

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
James Rogers	23 Lakeview Dr Mashpee Ma. 02649		

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
Thomas Zine	36 Captian Bohnenberger Ln E. Falmouth Ma. 02536		

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
Other Officer	N/A	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

<input type="radio"/> Yes <input type="radio"/> No
--

ENTITY VOTE

The Board of Directors or LLC Managers of
Entity Name
duly voted to apply to the Licensing Authority of
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

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

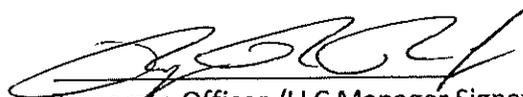
"VOTED: To authorize
Name of Person

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

"VOTED: To appoint
Name of Liquor License Manager

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

A true copy attest,


Corporate Officer / LLC Manager Signature
Roy R. Rose Jr
(Print Name)

For Corporations ONLY

A true copy attest,

Corporate Clerk's Signature

(Print Name)



**TOWN OF FALMOUTH
OFFICE OF TOWN COUNSEL**
157 Locust Street
Falmouth Massachusetts 02450
(508) 548-8800 • Fax (508) 540-0881

MAURA E. O'KEEFE
TOWN COUNSEL
maura.okeefe@falmouthma.gov

BRIAN D. TOBIN
ASSOCIATE TOWN COUNSEL
brian.tobin@falmouthma.gov

March 18, 2024

Guy Philip Patierno
President
Amvets Falmouth Post 70
8 Pilot Way
East Falmouth MA 02536

RE: *Request for Action on Club License*

Dear Mr. Patierno:

In order to hold a license to sell alcohol in the Commonwealth, every licensed establishment must have a manager of record approved by the local licensing authority as well as the state's Alcoholic Beverage Control Commission (ABCC). At present, and since 2022, Amvets Falmouth Post 70, Inc. has not established that they have an approved manager, and for this reason, Amvets Falmouth Post 70, Inc. is not currently in compliance with Alcohol Control Laws of the Commonwealth.

In September, 2022, the Town received an application for a change of manager in connection with the club license to sell alcohol. This application was approved by the Select Board, but rejected by the Alcoholic Beverage Control Commission (ABCC) on February 6, 2023 because the corporate filings with the state were outdated.

On May 23, 2023, Amvets Falmouth Post 70 resubmitted an updated Change of Manger application to the ABCC showing the current officers of the organization. The ABCC again rejected the submission on December 6, 2023 because it was not clear from the application who the current officers of the organization are.

At present, in order to comply with the law, and to secure a continued renewal of the club license to sell alcohol, the ABCC requires that two applications be filed:

1. A Change of Manager application
2. A Change of Officers application

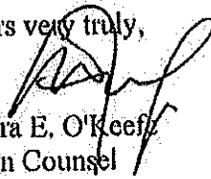
These filings must show the current status of the officers of the club, as listed on the Secretary of State's website, and the current manager of the club. The annual report showing the current officers is enclosed for reference.

Please be advised that if these applications are not submitted within 30 days, the Select Board will issue a notice of violation and hold a hearing to determine whether to modify, suspend, revoke or cancel the license.

If you have any questions or would like assistance with the applications, please contact the office of the Select Board.

Thank you for your attention in this matter.

Yours very truly,



Maura E. O'Keefe
Town Counsel

cc: Office of the Select Board, Licensing Authority



**TOWN OF FALMOUTH
OFFICE OF TOWN COUNSEL**
157 Locust Street
Falmouth Massachusetts 02450
(508) 548-8800 • Fax (508) 540-0881

MAURA E. O'KEEFE
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maura.okeefe@falmouthma.gov

BRIAN D. TOBIN
ASSOCIATE TOWN COUNSEL
brian.tobin@falmouthma.gov

March 18, 2024

Roy Rose, Jr.
Vice President
Amvets Falmouth Post 70
20 Emma Oakley Mills Way
Mashpee MA 02649

RE: *Request for Action on Club License*

Dear Mr. Rose:

In order to hold a license to sell alcohol in the Commonwealth, every licensed establishment must have a manager of record approved by the local licensing authority as well as the state's Alcoholic Beverage Control Commission (ABCC). At present, and since 2022, Amvets Falmouth Post 70, Inc. has not established that they have an approved manager, and for this reason, Amvets Falmouth Post 70, Inc. is not currently in compliance with Alcohol Control Laws of the Commonwealth.

In September, 2022, the Town received an application for a change of manager in connection with the club license to sell alcohol. This application was approved by the Select Board, but rejected by the Alcoholic Beverage Control Commission (ABCC) on February 6, 2023 because the corporate filings with the state were outdated.

On May 23, 2023, Amvets Falmouth Post 70 resubmitted an updated Change of Manger application to the ABCC showing the current officers of the organization. The ABCC again rejected the submission on December 6, 2023 because it was not clear from the application who the current officers of the organization are.

At present, in order to comply with the law, and to secure a continued renewal of the club license to sell alcohol, the ABCC requires that two applications be filed:

1. A Change of Manager application
2. A Change of Officers application

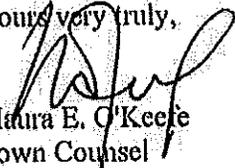
These filings must show the current status of the officers of the club, as listed on the Secretary of State's website, and the current manager of the club. The annual report showing the current officers is enclosed for reference.

Please be advised that if these applications are not submitted within 30 days, the Select Board will issue a notice of violation and hold a hearing to determine whether to modify, suspend, revoke or cancel the license.

If you have any questions or would like assistance with the applications, please contact the office of the Select Board.

Thank you for your attention in this matter.

Yours very truly,



Maura E. O'Keefe
Town Counsel

cc: Office of the Select Board, Licensing Authority

**The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Annual Report

(General Laws, Chapter 180)

Filing Fee: \$15.00

Identification Number: 042494117

Filing for November 1, 2023

In compliance with the requirements of Section 26A of Chapter one hundred and eighty (180) of the General Laws:

1. Exact name of the corporation:
FALMOUTH AMVET POST #70 INC.

2. Location of its principal office:

Number and street: 20 EMMA OAKLEY MILLS WAY

Address 2:
City or town: MASHPEE State: MA Zip code: 02649

3. Date of the last annual meeting:
07-01-2023

4. State the names and street addresses of all officers, including all the directors of the corporation,

Title	Individual Name	Address	Term expires
PRESIDENT	GUY PHILIP PATIERNO	8 PILOT WAY E FALMOUTH, MA 02536 USA 8 PILOT WAY E FALMOUTH, MA 02536 USA	07-01-2024
TREASURER	LIONEL HALL	80 VIDAL AVE E FALMOUTH, MA 02536 USA 80 VIDAL AVE E FALMOUTH, MA 02536 USA	07-01-2024
CLERK	DAVID BRANGA	80 GRACE CT. E FALMOUTH, MA 02536 USA 80 GRACE CT. E FALMOUTH, MA 02536 USA	07-01-2024
OTHER OFFICER	DENNIS NOONAN	11 HOLLIS ST N FALMOUTH, MA	07-01-2024

		02556 USA 11 HOLLIS ST N FALMOUTH, MA 02556 USA	
VICE PRESIDENT	ROY R ROSE JR	20 EMMA OAKLEY MILLS WAY MASHPEE, MA 02649 USA 20 EMMA OAKLEY MILLS WAY MASHPEE, MA 02649 USA	07-01-2024
ASSISTANT CLERK	ROY R ROSE JR	20 EMMA OAKLEY MILLS WAY MASHPEE, MA 02649 USA 20 EMMA OAKLEY MILLS WAY MASHPEE, MA 02649 USA	07-01-2024
OTHER OFFICER	WILLIAM DOHERTY	1238 ROUTE 28A CATAUMET, MA 02534 USA 1238 ROUTE 28A CATAUMET, MA 02534 USA	07-01-2024
DIRECTOR	ARAN ANTONE	371 PALMER AVE APT2 FALMOUTH, MA 02540 USA 371 PALMER AVE APT2 FALMOUTH, MA 02540 USA	07-01-2024
DIRECTOR	JAMES ROGERS	23 LAKEVIEW DR. MASHPEE, MA 02649 USA 23 LAKEVIEW DR. MASHPEE, MA 02649 USA	07-01-2024
DIRECTOR	THOMAS ZINE	36 BOHNENBERGER LN. EAST FALMOUTH, MA 02536 USA 36 BOHNENBERGER LN. EAST FALMOUTH, MA 02536 USA	07-01-2024

5. Check if the corporation is a cemetery corporation that does NOT hold perpetual care funds in trust. If the corporation is a cemetery corporation that holds perpetual care funds in trust, a copy of the written instrument establishing the trust and any amendments thereto must be attached, and the annual report must be filed by facsimile, mail or in person.



Signed by ROY R ROSE JR , its OTHER OFFICER
on this 21 Day of December, 2023

OPEN SESSION

BUSINESS

8. License renewals – 2024 seasonal and Spring annual (5 minutes)

SEASONAL COMMON VICTUALLER LICENSE

The Village Café of West Falmouth, 634 West Falmouth Highway

SEASONAL ALL ALCOHOL CLUB and COMMON VICTUALLER LICENSE

Seacoast Shore Association, 7 Farview Lane

LODGING HOUSE LICENSE

Frederick William House, 594 Palmer Avenue

Heights House, 25 Harbor Avenue

Inn on the Sound, 313 Grand Avenue

Inn on the Square, 40 North Main Street

The Captains Manor Inn, 27 North Main Street

Woods Hole Inn, 28 Water Street, Unit D

SECOND-HAND DEALER LICENSE

Boutique on the Buy Way, 47 North Main Street

Cape Cod Gold & Silver, 424 Main Street–pending scheduled background check 4/17

Hope Restored, 655 Boxberry Hill Road

Trendy Tots, 426 Main Street - pending scheduled background check 4/24

ENTERTAINMENT LICENSE

Seacoast Shore Association, 7 Farview Lane

SUNDAY ENTERTAINMENT LICENSE

Seacoast Shore Association, 7 Farview Lane

BOWLING ALLEY LICENSE

Trade Center Bowl, 89 Spring Bars Road

Timber, 23 Town Hall Square

POOL TABLE LICENSE

AMVETS, 336 Palmer Avenue

Trade Center Bowl, 89 Spring Bars Road

MOVIE THEATER LICENSE

Falmouth Cinema Pub, 137 Teaticket Highway

April 22, 2024



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Business 8.

ITEM TITLE: License Renewals- 2024 Seasonal and Spring Annual Renewals

MEETING DATE: 4/1/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Listing of 2024 Seasonal and Spring Annual License Renewals

PURPOSE:

The Select Board will consider the approval of 2024 Seasonal and Spring License renewals as listed in the April 22, 2024 Select Board agenda.

BACKGROUND/SUMMARY:

N/A

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the 2024 Seasonal and Spring Annual License Renewals as posted on the April 22, 2024 Board agenda.

OPTIONS:

- Motion to approve the 2024 Seasonal and Spring Annual License Renewals as posted on the April 22, 2024 Board agenda.

➤ Motion to deny approval of the 2024 Seasonal and Spring Annual License Renewals as posted on the April 22, 2024 Board agenda.

➤ Some other Board defined alternative motion.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the 2024 Seasonal and Spring Annual License Renewals as posted on the April 22, 2024 Board agenda.

Michael Renshaw

Town Manager

4/17/2024

Date

April 22, 2024

SEASONAL COMMON VICTUALLER LICENSE

The Village Café of West Falmouth, 634 West Falmouth Highway

SEASONAL ALL ALCOHOL CLUB and COMMON VICTUALLER LICENSE

Seacoast Shore Association, 7 Farview Lane

LODGING HOUSE LICENSE

Frederick William House, 594 Palmer Avenue

Heights House, 25 Harbor Avenue

Inn on the Sound, 313 Grand Avenue

Inn on the Square, 40 North Main Street

The Captains Manor Inn, 27 North Main Street

Woods Hole Inn, 28 Water Street, Unit D

SECOND-HAND DEALER LICENSE

Boutique on the Buy Way, 47 North Main Street

Cape Cod Gold & Silver, 424 Main Street—*pending scheduled background check 4/17*

Hope Restored, 655 Boxberry Hill Road

Trendy Tots, 426 Main Street - *pending scheduled background check 4/24*

ENTERTAINMENT LICENSE

Seacoast Shore Association, 7 Farview Lane

SUNDAY ENTERTAINMENT LICENSE

Seacoast Shore Association, 7 Farview Lane

BOWLING ALLEY LICENSE

Trade Center Bowl, 89 Spring Bars Road

Timber, 23 Town Hall Square

POOL TABLE LICENSE

AMVETS, 336 Palmer Avenue

Trade Center Bowl, 89 Spring Bars Road

MOVIE THEATER LICENSE

Falmouth Cinema Pub, 137 Teaticket Highway

OPEN SESSION

CONSENT AGENDA

1. Licenses

- a. Approve application filed by the Cape Verdean Club Falmouth, Inc., 126 Sandwich Road, East Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.a.

ITEM TITLE: Approve application by the Cape Verdean Club Falmouth, Inc., 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review form; ABCC Application for Amendment-Change of Officers, Stock or Ownership Interest

PURPOSE:

The Select Board is requested to review and approve an application by the Cape Verdean Club Falmouth, Inc., 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

BACKGROUND/SUMMARY:

- The applicant submitted the proper ABCC Application for Amendment- Change of Officers, Stock, or Ownership Interest following the organization's meeting on November 15, 2023 to apply to the Licensing Authority of Falmouth to change its officers.

- The Falmouth Police Department has reviewed the application and has no objection to its approval.
- The Falmouth Fire Rescue Department has also reviewed the application and has no issues with its approval.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends the Select Board approve the application by the Cape Verdean Club Falmouth, Inc., located at 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

OPTIONS:

- Motion to approve the application by the Cape Verdean Club Falmouth, Inc., located at 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Motion to deny approval of the application by the Cape Verdean Club Falmouth, Inc., located at 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends the Select Board approve the application by the Cape Verdean Club Falmouth, Inc., located at 126 Sandwich Road, East Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

Michael Renshaw

4/16/2024

Town Manager

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: Cape Verdean Club of Falmouth

Address: 126 Sandwich Road

License Type: All Alcohol Club License (Non-Profit)

New or Transfer of License _____

or

Change of License Change of Officers of a Non-Profit Club

Police No objection

Fire No issues

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

.Wastewater _____

._____ _____

._____ _____

NOTES:



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

APPLICATION FOR AMENDMENT

-Change of Officers, Stock or Ownership Interest

Change of Officers/ Directors/LLC Managers Change of Stock Interest

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Officer/Directors Application
- Vote of the Entity
- CORI Authorization
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

(e.g. New Stockholders or Transfer or Issuance of Stock)

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- Financial Statement
- Vote of the Entity
- CORI Authorization
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Change of Ownership Interest

(e.g. LLC Members, LLP Partners, Trustees etc.)

- Payment Receipt
- Monetary Transmittal
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- Financial Statement
- Vote of the Entity
- CORI Authorization
- Business Structure Documents
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Non-Profit Club Change of Officers/ Directors

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Officer/Directors Application
- Vote of the club signed by an approved officer
- Business Structure Documents -Articles of Organization from the Secretary of the Commonwealth

Management Agreement

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Vote of Entity
- Management Agreement

**If abutter notification and advertisement are required for transaction, please see the local licensing authority.*

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Cape Verdean Club Falmouth Inc	Falmouth	00059-CL-0390

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Non-profit social club providing entertainment and cultural education to members and guest

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Correnia Green	President-elect	capeverdeanclubfalmouth@gmail.com	508-241-0866

APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest

2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

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

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

Name of Principal	Residential Address	SSN	DOB	
Correnia Green	46 Highland Street Mashpee, MA 02649	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
President	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
Donna Widdiss	26 Butler Lane Mashpee, MA 02649	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Vice President	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
Philomena Gilbert	19 Wheelhouse Circle East Falmouth, MA 02536	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Clerk	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
Nicholas Cruz	88 Vandermint Lane Hyannis, MA 02601	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Treasurer	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
Lori Craft	10 Capricorn Circle East Falmouth, MA 02536	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Asst Clerk	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
Andrea Diggs	410 Caswell Street East Taunton, MA 02718	[REDACTED]	[REDACTED]	
Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Director	NA	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 2, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

ENTITY VOTE

The Board of Directors or LLC Managers of
Entity Name

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

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

- Change of Officers/Directors/LLC Manager
- Change of Ownership Interest (LLC Members, LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Management/Operating Agreement
- Other

"VOTED: To authorize
Name of Person

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

A true copy attest,

Correnia Green
Corporate Officer /LLC Manager Signature

Correnia Green
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

OPEN SESSION

CONSENT AGENDA

1. Licenses

- b. Approve application filed by the Falmouth Yacht Club, 290 Clinton Avenue, Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.b.

ITEM TITLE: Approve the application filed by Falmouth Yacht Club, 290 Clinton Avenue, Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, ABCC Application for Multiple Amendments Form

PURPOSE:

The Select Board will consider the approval of the application filed by Falmouth Yacht Club for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

BACKGROUND/SUMMARY:

- Applicant Falmouth Yacht Club, located at 290 Clinton Avenue, properly completed the attached Application for Multiple Amendments Form via the Alcoholic Beverages Control Commission, indicating in Section 6 of the attached form the change of club officers following a club election.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application filed by Falmouth Yacht Club for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

OPTIONS:

- Motion to approve the application filed by Falmouth Yacht Club for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Motion to deny approval of the application filed by Falmouth Yacht Club for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application filed by Falmouth Yacht Club for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

Michael Renshaw

Town Manager

4/16/2024

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: Falmouth Yacht Club

Address: 290 Clinton Avenue, Falmouth

License Type: All Alcohol Club License

New or Transfer of License _____

or

Change of License Change of Officers of the Club

Police _____

Fire _____

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

.Wastewater _____

. _____

. _____

NOTES:

Officers of the Club were updated following a club election.



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

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Falmouth Yacht Club, Inc.	Town of Falmouth	00006-CL-0390

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

Social club, Restaurant - Update of corporate officers

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Sheila Reed	Operations Manager	opmanager@falmouthyachtclub.com	508-548-3865

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	
<input type="checkbox"/> Change of License Class	Last-Approved License Class	
Seasonal or Annual	Requested New License Class	
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	
i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Requested New License Type	

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	
	Requested New Corporate Name:	
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	
	Requested New DBA:	
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

Change of Officers/Directors **Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)** **Change of Stock (E.g. New Stockholder/ Transfer or Issuance of Stock)**

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

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

Name of Principal	Residential Address	SSN	DOB
Kathryn Killory	149 Jericho Rd Scituate, Ma 02066	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
President	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Clifford Long	35 Quail Hollow Rd. N. Falmouth, Ma 02556	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Treasurer	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Margaret Walker	31 Sanddollar Circle E.Falmouth, Ma 02536	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Secretary	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Michael Richards	16 Pine Grove Rd Hingham, Ma 02556	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Vice Commodore	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
Jamie Tormey	130 Old Campus Dr E.Falmouth, Ma 02536	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Rear Commodore	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	
Name of Principal	Residential Address	SSN	DOB
John Callahan	2 Ardmore St. E.Falmouth, Ma	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Director	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No	

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership In Entity being Licensed (Write "NA" if this is the entity being licensed)
<input type="text" value="Falmouth Yacht Club"/>	<input type="text" value="NA"/>

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Michael Allieta"/>	<input type="text" value="25 Robinson Rd. Falmouth, Ma. 02540"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Positlon	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Ronald Golub"/>	<input type="text" value="33 Old Colony Place Falmouth, Ma 02540"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Jennifer Follett"/>	<input type="text" value="5 Essex Rd Franklin, Ma 02038"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Positlon	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="John Armour"/>	<input type="text" value="177 N. Falmouth Highway Falmouth, Ma 02556"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Shirley Walsh"/>	<input type="text" value="101 Priscilla St. Falmouth, Ma. 02540"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Victoria Chapman"/>	<input type="text" value="49 Blair Lane Falmouth, Ma 02540"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Bridget Hebert"/>	<input type="text" value="315 College Farm Rd Waltham, Ma. 02451"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager			
<input type="text" value="Director"/>	<input type="text" value="NA"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

<input type="radio"/> Yes <input checked="" type="radio"/> No

ADDENDUM A

6. Change of Officers, Stock or Ownership Interest (Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Falmouth Yacht Club, Inc.

Percentage of Ownership In Entity being Licensed
(Write "NA" if this is the entity being licensed)

NA

Name of Principal	Residential Address	SSN	DOB
John Wayne	16 Burnham Dr. Falmouth, MA 02540	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Director	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
Jeffrey Camuso	8 Brandon Woods Circle Hingham, MA 02043	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager		
Director	NA	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

OPEN SESSION

CONSENT AGENDA

1. Licenses

- c. Approve application filed by Woods Hole Golf Club, Inc., 130 Quissett Avenue, Falmouth, for a Change of Officers/Directors to its All Alcoholic Beverages Non-Profit Club License



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.c.

ITEM TITLE: Approve the application filed by Woods Hole Golf Club, Inc., 130 Quissett Avenue, Falmouth for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, ABCC Application for Amendment Change of Officers Form

PURPOSE:

The Select Board will consider the approval of the application filed by Woods Hole Golf Club, Inc. for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License.

BACKGROUND/SUMMARY:

- Applicant Woods Hole Golf Club, Inc., located at 130 Quissett Avenue, properly completed the attached Application for Amendment- Change of Officers Form via the Alcoholic Beverages Control Commission, indicating in Section 2 of the attached form the change of club officers following a club election.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application filed by Woods Hole Golf Club, Inc. for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

OPTIONS:

- Motion to approve the application filed by Woods Hole Golf Club, Inc. for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Motion to deny approval of the application filed by Woods Hole Golf Club, Inc. for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application filed by Woods Hole Golf Club, Inc. for a Change of Officers/Directors to its All-Alcoholic Beverages Non-Profit Club License as presented.

Michael Renshaw

Town Manager

4/17/2024

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: Woods Hole Golf Club

Address: 130 Quissett Avenue

License Type: All Alcoholic Beverages Club License

New or Transfer of License _____

or

Change of License Change of Officers

Police _____

Fire _____

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

. Wastewater _____

. _____

. _____

NOTES: Officers of the Club were updated following an election.



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

APPLICATION FOR AMENDMENT

-Change of Officers, Stock or Ownership Interest

Change of Officers/ Directors/LLC Managers Change of Stock Interest

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Officer/Directors Application
- Vote of the Entity
- CORI Authorization
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

(e.g. New Stockholders or Transfer or Issuance of Stock)

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- Financial Statement
- Vote of the Entity
- CORI Authorization
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Change of Ownership Interest

(e.g. LLC Members, LLP Partners, Trustees etc.)

- Payment Receipt
- Monetary Transmittal
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- Financial Statement
- Vote of the Entity
- CORI Authorization
- Business Structure Documents
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Non-Profit Club Change of Officers/ Directors

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Officer/Directors Application
- Vote of the club signed by an approved officer
- Business Structure Documents -Articles of Organization from the Secretary of the Commonwealth

Management Agreement

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Vote of Entity
- Management Agreement

**If abutter notification and advertisement are required for transaction, please see the local licensing authority.*

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Woods Hole Golf Club, Inc	Town of Falmouth	00052-CL-0390

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Renewal of annual liquor license with Change of Officers/Directors

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Kathleen Leone Seeley	Controller	kseeley123@woodsholegolfclub.com	508-540-1899x112

APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest

2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

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

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

Name of Principal	Residential Address	SSN	DOB
Heather A. Klimm	147 Racing Beach Ave. Falmouth, MA 02540	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
President	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
James Duffy	6855 Gulf of Mexico Dr. Long Boat Key, FL 34228	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Vice President	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Jane Lundquist	1155 N. Gulfstream Ave. Ste 707, Sarasota, FL 34236	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Treasurer	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Kathleen Schortman	277 Walnut St. Dedham, MA 02026	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Secretary	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Megan Bearce	17 Front Nine Dr. Brockton, MA 02301	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Director	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Melissa Beford	10 Punch Bowl Dr. Falmouth, MA 02540	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	
Director	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 2, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.

Yes No

2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST(Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Woods Hole Golf Club, INC

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

NA

Name of Principal: **Slade Burton** Residential Address: 65 Belvidere Rd. Falmouth, MA 02540 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **Kathy Clark** Residential Address: 2 Glenchester Ct. Dallas, TX 75235 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **Michael Giordano** Residential Address: 28 High St. Woods Hole, MA 02543 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **Kate Maguire** Residential Address: 38 Worcester Ct. Falmouth, MA 02540 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **Henry Newman** Residential Address: 13878 Chester Bay Lane, N. Palm Beach, FL 33408 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **Gary Rozynek** Residential Address: 6376 Indies Ave. Naples, FL 34113 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

Name of Principal: **John Salvatore** Residential Address: 858 Washington St, Ste 309, Dedham, MA 02026 SSN: [REDACTED] DOB: [REDACTED]

Title and or Position: Director Percentage of Ownership: 0 Director: Yes No Yes No Yes No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST(Continued...)

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

Woods Hole Golf Club, Inc

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

NA

Name of Principal	Residential Address	SSN	DOB
Allan Taylor	115 Myrtle St. Boston, MA 02114	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director	
Director	0	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director	US Citizen MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

ENTITY VOTE

The Board of Directors or LLC Managers of Woods Hole Golf Club, Inc.
Entity Name

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

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on February 21, 2024
Date of Meeting

For the following transactions (Check all that apply):

- Change of Officers/Directors/LLC Manager
- Change of Ownership Interest (LLC Members, LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Management/Operating Agreement
- Other

"VOTED: To authorize Kathleen Leone Seeley, Controller
Name of Person

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

A true copy attest,

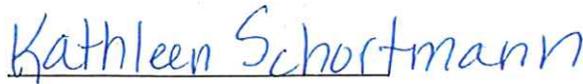
For Corporations ONLY

A true copy attest,


Corporate Officer /LLC Manager Signature


Corporation Clerk's Signature


(Print Name)


(Print Name)

The Commonwealth of Massachusetts, William Francis Galvin Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Certificate of Change of Directors or Officers

(General Laws, Chapter 180, Section 6D)

No Fee

Identification Number:	041986440
------------------------	-----------

I, KATHLEEN SCHORTMANN	<input checked="" type="radio"/> Clerk <input type="radio"/> Assistant Clerk (Select one)
------------------------	---

of THE WOODS HOLE GOLF CLUB

certify that pursuant to General Laws, Chapter 180, Section 6D, a change in the directors and/or the president, treasurer and/or clerk of said corporation has been made and that the name, residential street address, and expiration of term of the president, treasurer, clerk and each director are as follows:

Title	Individual Name	Address	Term expires
DIRECTOR	JOHN SALVATORE	858 WASHINGTON STREET DEDHAM MA 02026 USA	2025
		858 WASHINGTON STREET DEDHAM MA 02026 USA	
TREASURER	JANE L. LUNDQUIST	16 BEACH RD. WEST FALMOUTH MA 02540 USA	2024
		16 BEACH RD. WEST FALMOUTH MA 02540 USA	
PRESIDENT	HEATHER A. KLIMM	147 RACING BEACH AVE. FALMOUTH MA 02540 USA	2025
		147 RACING BEACH AVE. FALMOUTH MA 02540 USA	
DIRECTOR	MICHAEL BURTON	65 BELVIDERE ROAD FALMOUTH MA 02540 USA	2025
		65 BELVIDERE ROAD FALMOUTH MA 02540 USA	
DIRECTOR	MELISSA M. BEFORD	10 PUNCH BOWL DR. FALMOUTH MA 02540 USA	2025
		10 PUNCH BOWL DR. FALMOUTH MA 02540 USA	
DIRECTOR	ALLAN TAYLOR	115 MYRTLE STREET BOSTON, MA 02114 USA	2024
DIRECTOR	JANE L. LUNDQUIST	16 BEACH RD. WEST FALMOUTH, MA 02540 USA	2024
DIRECTOR	JAMES DUFFY	60 DOWNER ROAD NORTH FALMOUTH, MA 02556 USA	2024
DIRECTOR	MEAGAN T BEARCE	17 FRONT NINE DRIVE BROCKTON, MA 02301 USA	2024
DIRECTOR	MICHAEL GIORDANO	28 HIGH STREET WOODS HOLE MA 02543 USA	2026
		28 HIGH STREET WOODS HOLE MA 02543 USA	

SIGNED UNDER THE PENALTIES OF PERJURY, this 18 Day of August, 2023,

KATHLEEN SCHORTMANN

, Signature of Clerk/Assistant Clerk

By selecting ACCEPT you hereby acknowledge that this electronic document is submitted in compliance with M.G.L. Chapter 180, Section 6D and that the information is true and correct as of the date the electronic filing is submitted. This filing is submitted in witness whereof and under penalties of perjury. You hereby agree that any legal issues or causes of action arising from the submission of this filing will

Submit Filing

Make corrections

[Return to login page](#)

OPEN SESSION

CONSENT AGENDA

1. Licenses

- d. Approve application filed by Woods Hole Inn LLC, 28 Water Street, Unit D, Woods Hole, for a Change of Manager of its Lodging House License



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.d.

ITEM TITLE: Approve the application filed by Woods Hole Inn, LLC, 28 Water Street, Unit D, Woods Hole, for a Change of Manager of its Lodging House License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, Falmouth Lodging House License Renewal Application dated March 22, 2024

PURPOSE:

The Select Board will consider the approval of the application filed by Woods Hole Inn, LLC for a Change of Manager of its Lodging House License.

BACKGROUND/SUMMARY:

- On March 22, 2024 applicant Woods Hole Inn LLC., located at 28 Water Street, properly completed the attached Lodging House License Renewal Application indicating a Change of Managers from Beth Colt to Amanda Benoit.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application filed by Woods Hole Inn, LLC. for a Change of Manager of its Lodging House License as presented.

OPTIONS:

- Motion to approve the application filed by Woods Hole Inn, LLC. for a Change of Manager of its Lodging House License as presented.

- Motion to deny approval of the application filed by Woods Hole Inn, LLC. for a Change of Manager of its Lodging House License as presented.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application filed by Woods Hole Inn, LLC. for a Change of Manager of its Lodging House License as presented.

Michael Renshaw

Town Manager

4/17/2024

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: Woods Hole Inn

Address: 28 Water Street, Unit D, Woods Hole

License Type: _____

New or Transfer of License _____

or

Change of License Change of Manager

Police _____

Fire _____

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

Wastewater _____

NOTES:

Departmental review is not required for this license change.



TOWN OF FALMOUTH

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

LODGING HOUSE LICENSE RENEWAL APPLICATION

M.G.L. Chapter 140, Sections 22 - 31

Fields outlined in **RED** are required

BUSINESS OWNER:

Elizabeth Colt, Owner

BUSINESS NAME:

Woods Hole Inn LLC

D/B/A

Woods Hole Inn

BUSINESS ADDRESS:

28 Water St, Unit D

TOWN:

Woods Hole

STATE:

MA

ZIP CODE:

02543

MAILING ADDRESS: *(if different)*

MANAGER: *(if any)*

Amanda Benoit

FID #:

800183120

EMAIL: *required*

whi.gm@woodsholeco.com

TELEPHONE - Business:

508-495-0248

Home:

NO. OF ROOMS:

14

NO. OF LODGERS:

34

BED & BREAKFAST: - YES/NO

Yes

OWNER OCCUPIED: - YES/NO

No

TAX ATTESTATION: I certify under the penalties of perjury that the information provided in this application is true and that, to my best knowledge, I have filed all state tax returns and paid all state and local taxes as required under law. I understand that Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation:

3/22/2024

DATE

Amanda Benoit

SIGNATURE: OWNER or MANAGER

TOTAL TOWN OF Falmouth Fee to renew: \$45.00

LICENSE FEE: \$35.00 plus FILING FEE: \$10.00

**Woods Hole Inn LLC
28 Water Street
Woods Hole, MA 02543**

Town of Falmouth
Town Hall Square
Falmouth MA 02540

March 1, 2024

Dear Town of Falmouth:

Please note that Amanda Benoit serves as general manager of Woods Hole Inn LLC. She replaces Beth Colt in this role.

Thank you,

A handwritten signature in black ink that reads "Beth Colt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Beth Colt

Managing Member, Woods Hole Inn LLC

OPEN SESSION

CONSENT AGENDA

1. Licenses

- e. Approve application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano's Casino by the Sea) of its All Alcohol Common Victualler License



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.e.

ITEM TITLE: Approve application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: ABCC Application for Amendment- Change of Business Entity Information dated March 28, 2024; Email thread from staff reviewers

PURPOSE:

The Select Board is requested to consider the approval of an application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License.

BACKGROUND/SUMMARY:

- The applicant submitted a completed ABCC Application for Amendment- Change of Business Entity Information Form on March 28, 2024 to change its entity name (Doing Business As) from Sopranos Casino by the Sea to The Wharf.
- This is a request to change the restaurant name only; the corporate name and corporate structure will remain the same.

- Both the Police Department and Fire Rescue Department reviewed the application and had no concerns or objections to its approval.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License as presented.

OPTIONS:

- Motion to approve the application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License as presented.
- Motion to deny approval of the approve the application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License as presented.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application filed by Rose M. Corp., 286 Grand Avenue, Falmouth, for a Change of DBA to The Wharf (formerly Soprano’s by the Sea) of its All-Alcoholic Common Victualler License as presented.

Michael Renshaw

4/17/2024

Town Manager

Date

LICENSE APPLICATION REVIEW

Restaurant/Business: The Wharf (proposed, formerly Soprano's Casino by the Sea)

Address: 286 Grand Avenue

License Type: _____

New or Transfer of License _____

or

Change of License Change of DBA application

Police No objection

Fire No issues

Building _____

Health _____

Zoning _____

Planning _____

DPW _____

Assessor _____

Tax Collector _____

Wastewater _____

NOTES:

The request is to change the restaurant name only, the corporate name and corporate structure will remain the same.



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

APPLICATION FOR AMENDMENT-Change of Business Entity Information

Change of Corporate Name

Change of DBA

- Payment Receipt (Req. for Chg of Corp Name only)
- Monetary Transmittal Form
- DOR Certificate of Good Standing (Req. for Chg of Corp Name only)
- DUA Certificate of Compliance (Req. for Chg of Corp Name only)
- Change of Corporate Name/DBA Application
- Vote of the Entity
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

Change of Corporate Structure

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Corporate Structure Application
- Vote of the Entity
- Business Structure Documents
 - If Sole Proprietor, Business Certificate
 - If partnership, Partnership Agreement
 - If corporation or LLC, Articles of Organization from the Secretary of the Commonwealth

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Rose M Corp	Falmouth	04082-RS-0390

Please provide a narrative overview of the transaction(s) being applied for.

Change in dba to The Wharf

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
John Richardl	Manager	[REDACTED]	[REDACTED]

2. CHANGES TO BUSINESS ENTITY INFORMATION

2a. Change of Corporate Name	Last-Approved Corporate Name:	Sopranos Casino by the Sea
	Requested New Corporate Name:	The Wharf
2b. Change of DBA	Last-Approved DBA:	12/18/2017 Sopranos Casino by the Sea
	Requested New DBA:	03/28/2024 The Wharf
2c. Change of Corporate Structure	Last-Approved Corporate Structure	Corporation <input checked="" type="checkbox"/>
LLC, Corporation, Sole Proprietor, etc	Requested New Corporate Structure	Corporation <input checked="" type="checkbox"/>

Signature:

Date: 03/28/2024

Title: President

APPLICANT'S STATEMENT

I, Edmond Richard Jr the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Rose M Corp
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application; and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Edmond Richard Jr

Date:

03/28/2024

Title:

President

ENTITY VOTE

The Board of Directors or LLC Managers of

Rose M Corp

Entity Name

duly voted to apply to the Licensing Authority of

Falmouth

City/Town

and the

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on

03/28/2024

Date of Meeting

For the following transactions (Check all that apply):

- Change Corporate Name
- Change Corporate Structure (i.e. Corp / LLC)
- Change of DBA
- Other

VOTED: To authorize

Edmond Richardl Jr

Name of Person

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

A true copy attest,

For Corporations ONLY

A true copy attest,

Edmond Richardl Jr

Corporate Officer /LLC Manager Signature

Corporation Clerk's Signature

Edmond Richardl Jr.

(Print Name)

(Print Name)



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001305141

ARTICLE I

The exact name of the corporation is:

ROSE M CORP.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	10,000	\$0.00	10

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing.

Later Effective Date: 1/1/2018 Time: 09:00 AM

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: EDMOND M. RICHARDI
No. and Street: 681 FALMOUTH ROAD
City or Town: MASHPEE State: MA Zip: 02649 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	EDMOND M RICHARDI	681 FALMOUTH ROAD MASHPEE, MA 02649 USA
TREASURER	EDMOND M RICHARDI	681 FALMOUTH ROAD MASHPEE, MA 02649 USA
SECRETARY	EDMOND M RICHARDI	681 FALMOUTH ROAD MASHPEE, MA 02649 USA
DIRECTOR	EDMOND M RICHARDI	681 FALMOUTH ROAD MASHPEE, MA 02649 USA

d. The fiscal year end (i.e., tax year) of the corporation:
December

e. A brief description of the type of business in which the corporation intends to engage:

OPERATION OF A RESTAURANT

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street: 681 FALMOUTH ROAD
City or Town: MASHPEE State: MA Zip: 02649 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street: 681 FALMOUTH ROAD

City or Town:

MASHPEE

State: MA

Zip: 02649

Country: USA

which is

its principal office

an office of its transfer agent

an office of its secretary/assistant secretary

its registered office

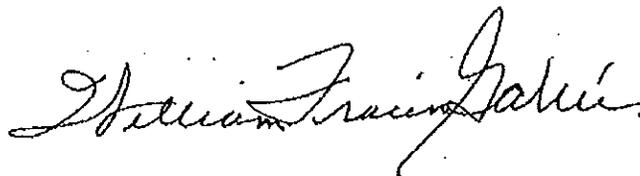
Signed this 28 Day of December, 2017 at 3:13:06 PM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

EDMOND M. RICHARDI

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

December 28, 2017 03:10 PM

A handwritten signature in cursive script, reading "William Francis Galvin".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Phyllis Downey

From: Brian Reid <brian.reid@falmouthpolicema.gov>
Sent: Friday, March 29, 2024 2:48 PM
To: Phyllis Downey; Boyd Demello; Jeff Lourie; Ryan Hergt; Craig O'Malley; Gary Street; Scott McGann
Cc: Falmouth Health Department; Jodie Zinna; Pam Marshall; Paula Gerry
Subject: Re: License application-The Wharf - formerly Soprano's Casino by the Sea

No objection from Police.

Captain Reid

[Get Outlook for iOS](#)

From: Phyllis Downey <phyllis.downey@falmouthma.gov>
Sent: Friday, March 29, 2024 2:44:06 PM
To: Boyd Demello <boyd.demello@falmouthfirema.gov>; Brian Reid <brian.reid@falmouthpolicema.gov>; Jeff Lourie <Jeff.Lourie@falmouthpolicema.gov>; Ryan Hergt <ryan.hergt@falmouthpolicema.gov>; Craig O'Malley <craig.omalley@falmouthfirema.gov>; Gary Street <gary.street@falmouthma.gov>; Scott McGann <scott.mcgann@falmouthma.gov>
Cc: Falmouth Health Department <health@falmouthma.gov>; Jodie Zinna <jodie.zinna@falmouthma.gov>; Pamela Marshall <pamela.marshall@falmouthma.gov>; Paula Gerry <paula.gerry@falmouthma.gov>
Subject: License application-The Wharf - formerly Soprano's Casino by the Sea

Good afternoon,

Attached please find an ABCC application for a Change of DBA (Doing Business As) by The Wharf - formerly Soprano's by the Sea - located at 286 Grand Avenue.

The request is to change the restaurant name only, the corporate name and corporate structure will remain the same.

Please forward any comments or recommendations to the Select Board by April 12th.

Thank you,
Phyllis

Phyllis Downey
Town Manager & Select Board Office
59 Town Hall Square
Falmouth MA 02540
508.495.7325

When responding, please be aware that the Massachusetts Secretary of State has determined that most email correspondence is public record and therefore cannot be kept confidential.

Phyllis Downey

From: Craig O'Malley <craig.omalley@falmouthfirema.gov>
Sent: Friday, March 29, 2024 2:53 PM
To: Phyllis Downey
Cc: Boyd Demello
Subject: RE: License application-The Wharf - formerly Soprano's Casino by the Sea

The Fire Department has no issues

Lt. Craig O'Malley
Fire Prevention Officer, IAAI-FIT
Falmouth Fire Rescue
508-495-2533 office
774-836-2434 cell
craig.omalley@falmouthfirema.gov

From: Phyllis Downey <phyllis.downey@falmouthma.gov>
Sent: Friday, March 29, 2024 2:44 PM
To: Boyd Demello <boyd.demello@falmouthfirema.gov>; Brian Reid <brian.reid@falmouthpolicema.gov>; Jeff Lourie <Jeff.Lourie@falmouthpolicema.gov>; Ryan Hergt <ryan.hergt@falmouthpolicema.gov>; Craig O'Malley <craig.omalley@falmouthfirema.gov>; Gary Street <gary.street@falmouthma.gov>; Scott McGann <scott.mcgann@falmouthma.gov>
Cc: Falmouth Health Department <health@falmouthma.gov>; Jodie Zinna <jodie.zinna@falmouthma.gov>; Pamela Marshall <pamela.marshall@falmouthma.gov>; Paula Gerry <paula.gerry@falmouthma.gov>
Subject: License application-The Wharf - formerly Soprano's Casino by the Sea

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Please forward any comments or recommendations to the Select Board by April 12th.

Thank you,
Phyllis

Phyllis Downey
Town Manager & Select Board Office
59 Town Hall Square
Falmouth MA 02540
508.495.7325

When responding, please be aware that the Massachusetts Secretary of State has determined that most email correspondence is public record and therefore cannot be kept confidential.

Phyllis Downey

From: Gary Street
Sent: Friday, March 29, 2024 2:59 PM
To: Phyllis Downey
Subject: RE: License application-The Wharf - formerly Soprano's Casino by the Sea

Phyllis,

No objection

Respectfully,

Gary Street

Gary Street CBO
Building Commissioner and Zoning Enforcement Officer
Town of Falmouth
Gary.Street@Falmouthma.gov
(508)495-7470

From: Brian Reid <brian.reid@falmouthpolicema.gov>
Sent: Friday, March 29, 2024 2:48 PM
To: Phyllis Downey <phyllis.downey@falmouthma.gov>; Boyd Demello <boyd.demello@falmouthfirema.gov>; Jeff Lourie <Jeff.Lourie@falmouthpolicema.gov>; Ryan Hergt <ryan.hergt@falmouthpolicema.gov>; Craig O'Malley <craig.omalley@falmouthfirema.gov>; Gary Street <gary.street@falmouthma.gov>; Scott McGann <scott.mcgann@falmouthma.gov>
Cc: Falmouth Health Department <health@falmouthma.gov>; Jodie Zinna <jodie.zinna@falmouthma.gov>; Pam Marshall <pamela.marshall@falmouthma.gov>; Paula Gerry <paula.gerry@falmouthma.gov>
Subject: Re: License application-The Wharf - formerly Soprano's Casino by the Sea

No objection from Police.

Captain Reid

Get [Outlook for iOS](#)

From: Phyllis Downey <phyllis.downey@falmouthma.gov>
Sent: Friday, March 29, 2024 2:44:06 PM
To: Boyd Demello <boyd.demello@falmouthfirema.gov>; Brian Reid <brian.reid@falmouthpolicema.gov>; Jeff Lourie <Jeff.Lourie@falmouthpolicema.gov>; Ryan Hergt <ryan.hergt@falmouthpolicema.gov>; Craig O'Malley <craig.omalley@falmouthfirema.gov>; Gary Street <gary.street@falmouthma.gov>; Scott McGann <scott.mcgann@falmouthma.gov>
Cc: Falmouth Health Department <health@falmouthma.gov>; Jodie Zinna <jodie.zinna@falmouthma.gov>; Pamela Marshall <pamela.marshall@falmouthma.gov>; Paula Gerry <paula.gerry@falmouthma.gov>
Subject: License application-The Wharf - formerly Soprano's Casino by the Sea

Good afternoon,

OPEN SESSION

CONSENT AGENDA

1. Licenses

- f. Approve application for a Special One-Day Wine and Malt Liquor License – Gray Matter Marketing – Cape Cod Brew Fest – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Saturday, 9/21/24



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.f.

ITEM TITLE: Approve application for Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, Emails from Reviewers, Special One-Day Liquor License for the Sale of Alcoholic Beverages applications dated February 28, 2024; Letter from applicant dated February 20, 2024; Event narrative; Site Plan; ZBA non-agricultural events special permit

PURPOSE:

The Select Board will consider the approval of an application for Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024.

BACKGROUND/SUMMARY:

- Applicants Matt Gray and Claire Akin submitted the Special One-Day License application for the Sale of Alcoholic Beverages on February 28, 2024.

- The event, titled Cape Cod Brew Fest, will be held on Saturday, September 21, 2024, from 2:00 to 5:30 PM and approximately 1,800 people are expected to attend the event.
- The event was reviewed and discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024, and the Working Group recommended approval.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application for a Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024 as presented.

OPTIONS:

- Motion to approve the application for a Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024 as presented.
- Motion to deny approval of the application for a Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024 as presented.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application for a Special One-Day Wine and Malt Liquor License- Gray Matter Marketing- Cape Cod Brew Fest- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Saturday, September 21, 2024 as presented.

Michael Renshaw

Town Manager

4/18/2024

Date

Date: 4/22/24

ONE-DAY LIQUOR LICENSE APPLICATION REVIEW FORM

Applicant: Gray Matter Marketing, Matt Gray, Claire Akin

Event: Cape Cod Brew Fest

Location: Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy.

Date: Saturday, 9/21/24 **Time:** 2:00 p.m. - 5:30 p.m.

License Type: Wine & Malt Beverages or All Alcoholic Beverages

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

- Police _____
- Fire _____
- Health _____
- Building _____
- Communications _____
- M.E.S. _____
- DPW _____
- Recreation _____
- Beach _____
- _____

NOTES: This event was discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024.
The Working Group recommends approval.

TOWN OF FALMOUTH
TOWN MANAGER'S INTERNAL STAFF WORKING GROUP FOR SPECIAL EVENTS
REVISED AGENDA (2)

TUESDAY, MARCH 19, 2024 - 9:30 A.M.
Select Board Meeting Room
59 Town Hall Square, Falmouth, MA 02540

Review applications for special events:

Recurring Events:

1. **Tai Ji Practice – Saturdays, April – December, 2024 (rain days at Gus Canty Rec. Center)**
Cape Cod Guang Ping Tai Ji Quan Club, Dianne Marshall.
Marina Park (Lewis Park, behind Town Hall, when Marina Park is in use).
2. **Family Fun Day - Team Chase – Saturday, 5/18/24 (rain date Sunday 5/19/24)**
Team Chase Foundation, Brooke DeBarros.
Falmouth Heights Basketball Court.
3. **Soldier Ride Cape Cod – Thursday, 6/6/24**
Wounded Warrior Project, Riley Peters.
Shining Sea Bike Path (from N. Falmouth to Woods Hole and back to N. Falmouth)
4. **Arts Alive – Friday, 6/14; Saturday, 6/15; and Sunday, 6/16/24**
ArtsFalmouth, Inc., Marilyn Rowland.
Falmouth Library Lawn, Peg Noonan Park and Shore Street Extension.
5. **Falmouth Art Market – Tuesdays, 6/25/24 – 8/27/24**
Jane Parhiala.
Marina Park (next to the Flying Bridge restaurant).
6. **Sunday Worship Services – Sundays, 7/7/24 – 9/1/24 (except 7/14 & 8/18)**
John Wesley United Methodist Church, Rev. René Perez.
Surf Drive Beach.
7. **Souzapalooza presents On the Rocks band – Saturday, 7/20/24**
Sylvia Smoller, on behalf of On the Rocks.
Bandshell.
8. **Rockin' Recovery – Wednesday, 7/24/24 (rain date 7/31/24)**
Recovery Without Walls, Samantha Franco.
Old Silver Beach (resident side).
9. **The Falmouth Walk – Saturday, 8/17/24**
Tom Walrath.
Sidewalks, start at Town Hall Square, finish at St. Barnabas Church.
10. **Annual Summer Bazaar – Friday, 7/12 and Saturday, 7/13/24**
Waquoit Congregational Church, Rev. Nell Fields
Request for one-way traffic on Parsons Lane (traffic flow from Rt. 28 to Studley St. to Rt. 28)

11. **Bands for Badges – Saturday, 8/31/24**

Bands for Badges, Inc.
Cape Cod Fairgrounds.

12. **Cinco de Mayo – Sunday, 5/5/24**

Añejo Mexican Bistro, Jesse Kersey
Closure of Academy Lane to park food truck and photo booth.

New Events:

1. **East Falmouth Village Association Spring Festival – Saturday, May 4, 2024 (rain date 5/5/24)**

East Falmouth Village Association, Jessica Bowman.
Closure of Liberty Lane (Rt. 28 to Natal Ave.) (between E. Fal. Library and Smitty's Ice Cream).

2. **Wedding Ceremony – Old Silver Beach – Thursday, 8/22/24**

Last parking lot closest to the cliff. Setup: 5:15 - 5:30 p.m. Ceremony: 5:45 - 7:45 p.m.
Elizabeth Vickers & Daniel Suchecki.

3. **Wedding Ceremony – Megansett Beach – Sunday, 9/15/24**

Kelly Sadlowski. Setup: 4:00 p.m. Ceremony: 4:00 p.m. – 5:30 p.m.

Special One-Day Liquor License and Entertainment:

1. **Barnstable County Fair – Monday, 7/22 – Sunday, 7/28/24**

(One-Day Wine & Malt Liquor License and Sunday Entertainment Licenses)

Barnstable County Agricultural Society, Wendy Brown.
Cape Cod Fairgrounds.

OK 2. **Cape Cod Brew Fest – Saturday, 9/21/24**

(One-Day Wine & Malt Liquor License)

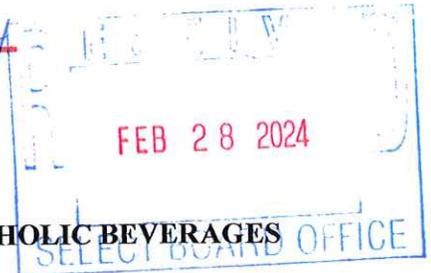
Gray Matter Marketing, Matthew Gray.
Cape Cod Fairgrounds.

Adjourn.



PAID

835-00 CR# 1674



APPLICATION

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

NAME OF APPLICANT: Matthew Gray
ADDRESS OF APPLICANT: 87 Col. Christopher Greene Rd
Portsmouth RI 02871

NAME OF ORGANIZATION: Gray Matter Marketing

MAILING ADDRESS: 87 Col. Christopher Greene Rd

TELEPHONE #: 401-266-8992 **EMAIL:** claire@graymattermarketing.com

LOCATION TO BE LICENSED-ADDRESS: 1221 Nathan Ellis Hwy
Falmouth MA 02536

EVENT TITLE: Cape Cod Brew Fest **APPROXIMATE # OF PEOPLE:** 1800
DATE(S) OF EVENT: Saturday 9/21/2024 **HOURS OF EVENT:** 2-5:30pm

AUTHORIZED MANAGER OF ESTABLISHMENT EVENT: Matthew Gray

TYPE OF LICENSE:

- | | | | |
|------------------|-------------------------------------|------------|-------------------------------------|
| 1. WINE & MALT | <input checked="" type="checkbox"/> | FOR PROFIT | <input checked="" type="checkbox"/> |
| 2. ALL ALCOHOLIC | <input type="checkbox"/> | NON-PROFIT | <input type="checkbox"/> |
- NON-PROFIT ORGANIZATIONS ONLY*

REQUIREMENTS check list:

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

DATE

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

APPLICANT SIGNATURE

**Town of Falmouth Application Special One-Day License for the Sale of Alcoholic Beverages
M.G.L.A. Chapter 138, Section 14**

Narrative describing event

Gray Matter Marketing applying for Cape Cod Brew Fest on Saturday, September 21st, 2024 at Cape Cod Fairgrounds

The Cape Cod Brew Fest was started in 2014 as a fall celebration of craft beer in Falmouth, MA at the Cape Cod Fairgrounds. Since its inception, Gray Matter Marketing has organized this event and drawn a significant crowd ranging between 1400-2000 attendees. Gray Matter Marketing donates a portion of the proceeds to a local non-profit, the Barnstable County Agricultural Society.

In 2024 we expect to host about 1800 attendees, 75 breweries, and 4-5 food trucks. We will provide all relevant certificates for both alcohol safety (TIPS) and temporary food permits from vendors, as the lineup is confirmed. Vendors will be on site pouring 3 oz samples. Gray Matter Marketing will have security on site checking IDs, securing the premise, and providing crowd control as well as local police. This is a private, ticketed, and 21+ event. Gray Matter Marketing will provide a Certificate of Liquor Liability Insurance, as specified in the application, at the time needed before the event.



Town of Falmouth

Office of the Town Manager & Select Board
59 Town Hall Square · Falmouth, MA 02540
Telephone (508) 495-7320 · Email townmanager@falmouthma.gov

Application for Special Events

CONTACT INFORMATION

Applicant's Name: Matt Gray, Claire Akin
Mailing Address: 87 Col. Christopher Greene Rd, Portsmouth, RI 02871
Phone: 401-266-8892, 401-318-2991 Cell Phone: _____
E-Mail: claire@graymattermarketing.com

EVENT DETAILS

Name of Event: Cape Cod Brew Fest
Type of Event: beer festival
Description of Event: beer festival at Cape Cod Fairgrounds. 12th annual event
(Attach a narrative describing the event on a separate sheet if more space is needed.)
Event Day & Date: Saturday, September 21st, 2024
Rain Date: none
Event Hours: From: 2pm To: 5:30pm
Setup Date: 9/20 Time: 9-12 Breakdown Date: 9/21 Time: 7:30pm
Location Requested:
1st Choice: _____
2nd Choice: _____
Number of Attendees: 1800 Number of Vehicles: 800
Parking Plan: parking at fairgrounds
Solid Waste & Recycling Plan: dumpsters at fairgrounds

(Please see Solid Waste & Recycling Information, attached.)

Check all that apply and provide a description of each in the space provided:

- Chairs _____
- Tents _____ (apply for tent permit at Building Department)
- Barriers _____
- Signs _____ (apply for sign permit at Building Department)
- Road race _____ (include route map, see attached road race rules and sign)
- Walk/bike _____ (include route map)
- Use of Shining Sea Bike Path _____ (see attached bike path rules and sign)
- Food or beverages _____ (apply for temporary food permit at Health Department)
- Alcoholic beverages _____ (apply for one-day liquor license)
- Entertainment _____ (apply for Sunday entertainment license)

ADDITIONAL REQUESTS: (Use of restroom facilities, electricity, etc.)

Applicant's Signature: *Madeleine Clark* Date: 03/18/2024

References: 1. _____ Phone: _____
2. _____ Phone: _____
3. _____ Phone: _____



On Mar 11, 2024, at 1:07 PM, Diane Davidson <diane.davidson@falmouthma.gov> wrote:

Hi Claire,

I am confirming receipt of your application for a Special One-Day Wine & Malt Liquor License for Cape Cod Brew Fest on Saturday, September 21, 2024 at the Cape Cod Fairgrounds from 2:00 – 5:30 p.m.

The Special Events Working Group is scheduled to meet on Tuesday, March 19, 2024 at 9:30 a.m. in the Select Board Meeting Room, Falmouth Town Hall. You or a representative are invited to attend.

In order to provide the Working Group with all the details of your event, would you please complete the attached Special Events Application and provide a map/plan showing the areas where alcohol will be sold, stored and consumed.

Please let me know if you have any questions.

Thank you,

Diane

Diane S. Davidson
Office Manager/Licensing
Office of the Town Manager & Select Board
59 Town Hall Square

Cape Cod Fairgrounds Schedule of Events
Barnstable County Agricultural Society

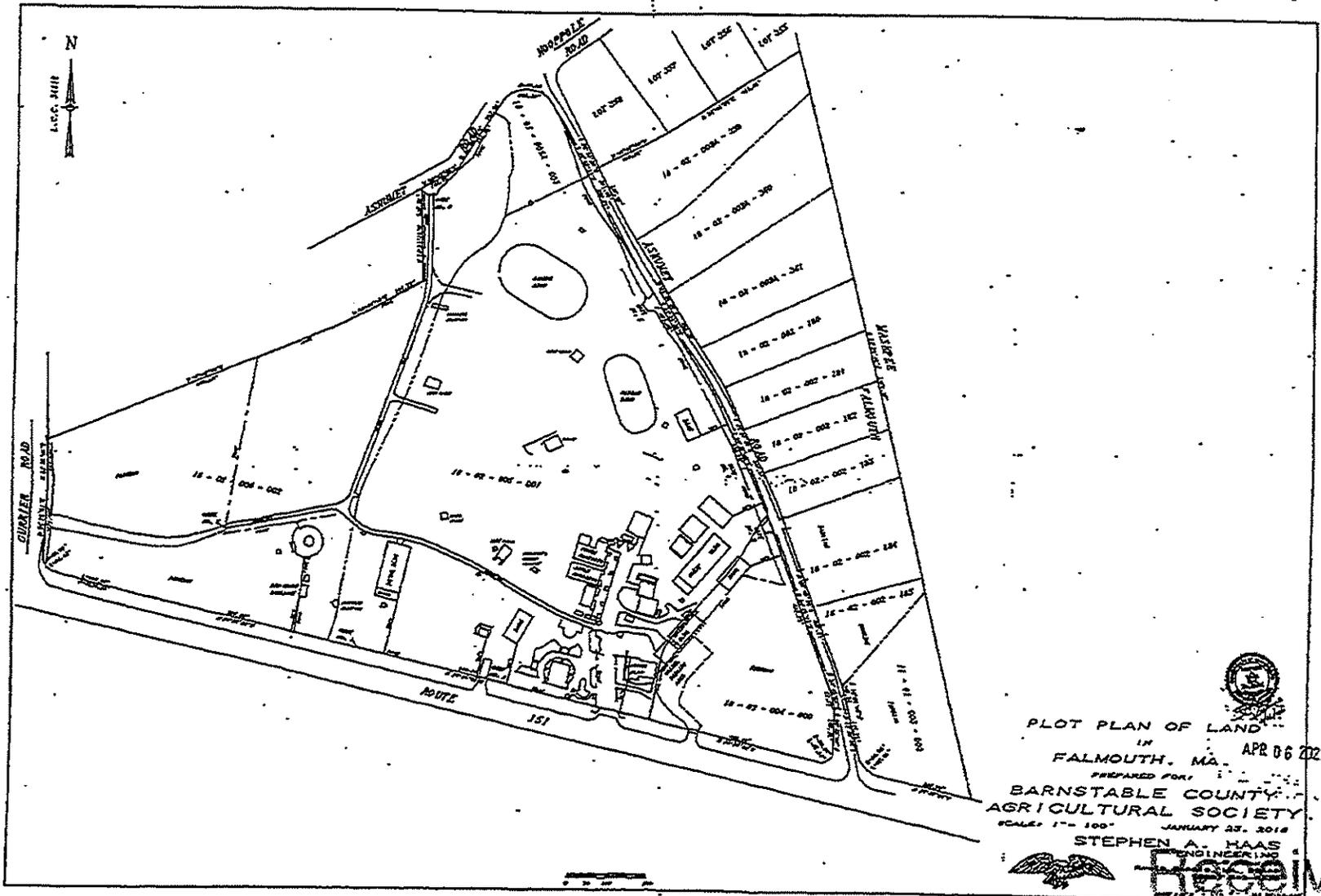
2024

Received

FEB 26 2024

Falmouth Zoning
Board of Appeals
PUBLIC NON-PROFIT

DATES	NEW EVENT	TIMES	PROPERTY USE	PARKING LOT	Paid	ALCOHOL	PUBLIC	NON-PROFIT
May								
5/18/2024	Master Garden Plant Sale	8am-2pm	C,D	Lot 4	No	No	Public	Yes
June								
July								
7/22-7/28/24	Barnstable Fair	4-11 & 12-11	A,B,C,D	1,2,3,4 and E	1 & 4	YES	Public	Yes
August								
8/10/20234	Food Truck Festival	10am-6pm	A, C	Lot 1, 2 & 4 and E	NO	YES	Public	
8/24/2024	OTIS Family Day	9am-6pm	B,C,D	Lot 4	No	No	No	
8/31/20234	Bands for Badges	12pm-10pm	B,C,D	Lot 4	No	Yes	Public	fund raiser
September								
9/12/9/15/24	Cranberry Dog Show	7am-6pm	A,B,C,D, MKTplace	Lot 4	NO	NO	Public	AKC
9/21/2024	Cape Cod Brew Fest	12pm-9pm	C, D, Marketplace	Lot 4	No	YES	Public	Gray Matter Mktg
October								
10/12-10/13-24	Mass Track Meet	12pm-10pm	A,B,C,D	Lot 1, 4 and E	NO	NO	Public	MSTCA
10/17/2024	RCC Career Day	8am-3pm	B,C,D	Lot 4	No	No	No	
10/26/10/27-24	CyclocrossRace	7am-5pm	A,B,C,D	Reserve & Lot 4	NO	YES	Public	

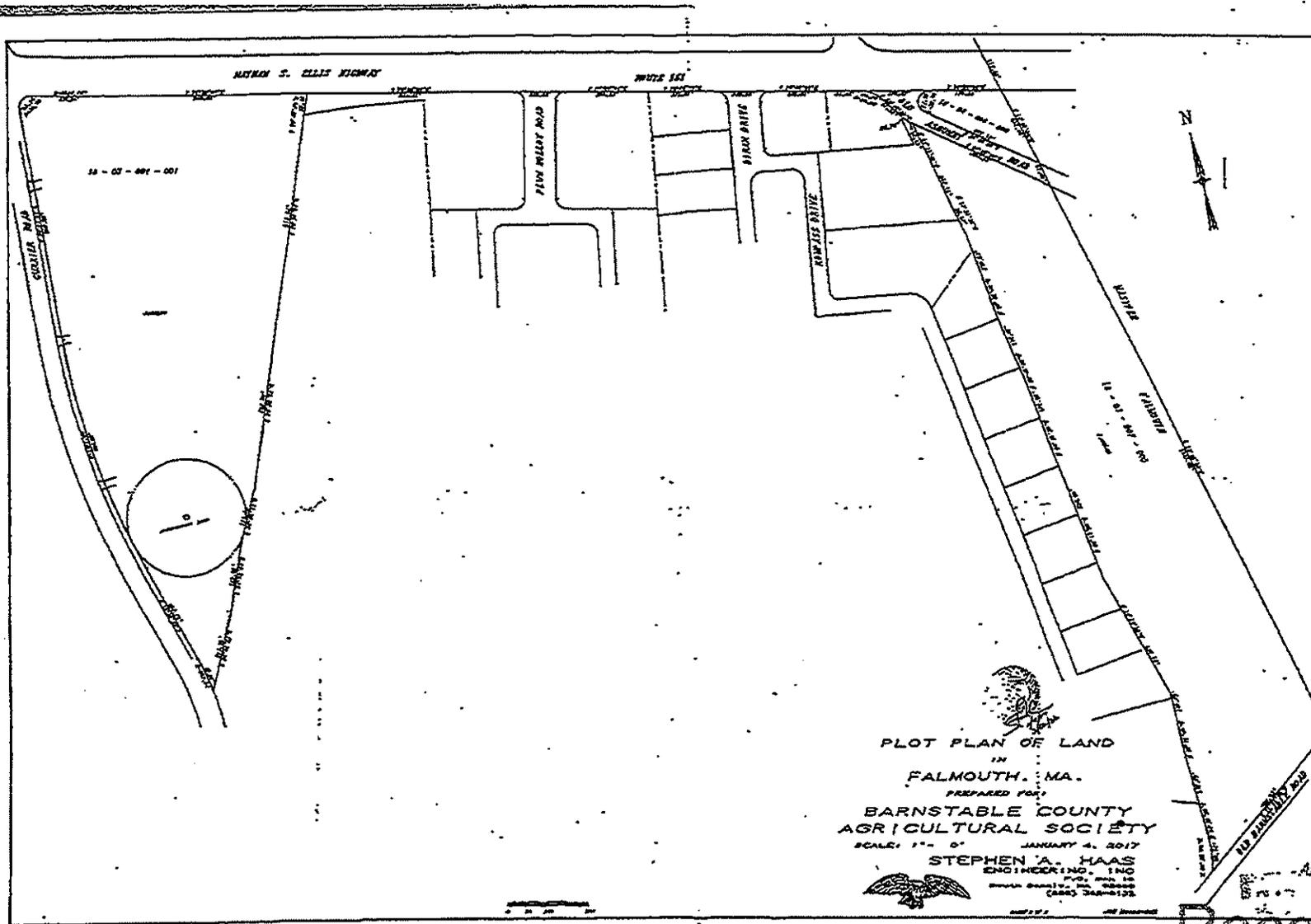



 PLOT PLAN OF LAND
 IN FALMOUTH, MA. APR 06 2021
 PREPARED FOR
 BARNSTABLE COUNTY
 AGRICULTURAL SOCIETY
 SCALE: 1" = 100' JANUARY 23, 2018
 STEPHEN A. HAAS
 PROFESSIONAL ENGINEER 1245



Received

FEB 20 2024
 Falmouth Zoning
 Board of Appeals



Received

FEB 26 2024

Falmouth Zoning Board of Appeals

OPEN SESSION

CONSENT AGENDA

1. Licenses

- g. Approve application for a Special One-Day Wine and Malt Liquor License – Barnstable County Agricultural Society – Barnstable County Fair – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Monday, 7/22/24 – Sunday, 7/28/24



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.g.

ITEM TITLE: Approve application for Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, Special One-Day Liquor License for the Sale of Alcoholic Beverages applications dated February 20, 2024; Site Plan; Certificate of Liability Insurance; TIPS Certificates; ZBA non-agricultural events special permit

PURPOSE:

The Select Board will consider the approval of an application for Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024.

BACKGROUND/SUMMARY:

- Applicant Wendy Brown with the Barnstable County Agricultural Society submitted the Special One-Day License application for the Sale of Alcoholic Beverages on February 20, 2024.

- The event, titled Barnstable County Fair, will be held from Monday, July 22 through Sunday, July 28, 2024 from 12:00 PM to 10:00 PM each day, and approximately 5,000 people are expected to attend the event.
- The event was reviewed and discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024, and the Working Group recommended approval.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application for a Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024.

OPTIONS:

- Motion to approve the application for a Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024.
- Motion to deny approval of the application for a Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application for a Special One-Day Wine and Malt Liquor License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Monday, July 22, 2024 through Sunday, July 28, 2024.

Michael Renshaw

4/18/2024

Town Manager

Date

Date: 4/22/24

ONE-DAY LIQUOR LICENSE APPLICATION REVIEW FORM

Applicant: Barnstable County Agricultural Society, Inc., Wendy Brown

Event: Barnstable County Fair

Location: Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth

Date: Monday, 7/22 - Sunday, 7/28/24 **Time:** 12:00 p.m. - 10:00 p.m.

License Type: Wine & Malt Beverages or All Alcoholic Beverages

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

- Police _____
- Fire _____
- Health _____
- Building _____
- Communications _____
- M.E.S. _____
- DPW _____
- Recreation _____
- Beach _____
- _____

NOTES: This event was discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024. The Working Group recommends approval.



APPLICATION

PAID \$ 185.00 CK# 19729



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

NAME OF APPLICANT: Barnstable County Agricultural Society, Inc

ADDRESS OF APPLICANT: 1220 Nathan Ellis Highway

East Falmouth MA 02536
TOWN STATE ZIP CODE

NAME OF ORGANIZATION: Barnstable County Agricultural Society, Inc

MAILING ADDRESS: 1220 Nathan Ellis Highway, East Falmouth, MA 02536

TELEPHONE #: 508-563-3200 EMAIL: wendy@barnstablecountyfair.

LOCATION TO BE LICENSED-ADDRESS: 1220 Nathan Ellis Highway

East Falmouth MA 02536
TOWN STATE ZIP CODE

EVENT TITLE: Barnstable County Fair APPROXIMATE # OF PEOPLE: 5000

DATE(S) OF EVENT: July 22-28, 2024 HOURS OF EVENT: Noon-10PM

AUTHORIZED MANAGER OF ESTABLISHMENT EVENT: Wendy Brown

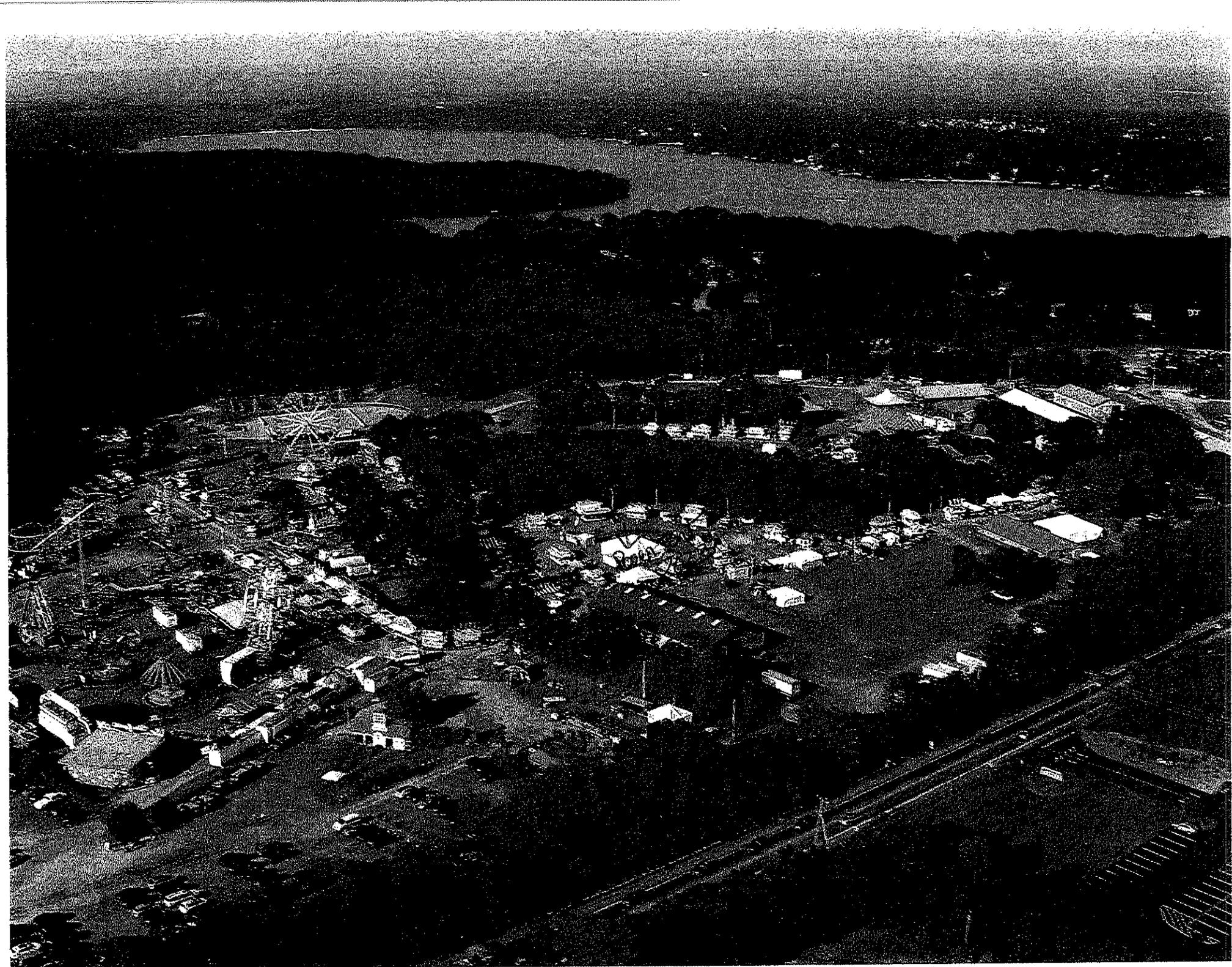
TYPE OF LICENSE:
1. WINE & MALT FOR PROFIT
2. ALL ALCOHOLIC NON-PROFIT ORGANIZATIONS ONLY NON-PROFIT

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

2/15/2024
DATE

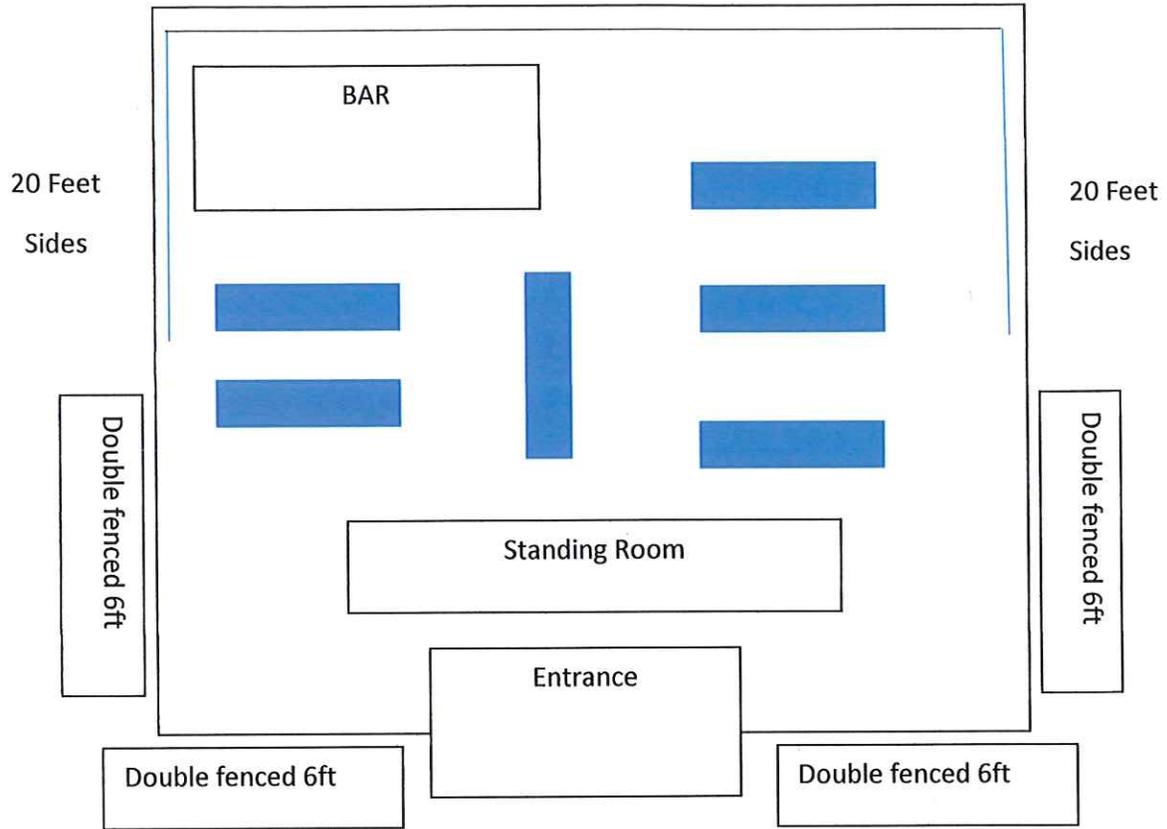
APPLICANT SIGNATURE

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



2024 Barnstable County Beer Tent

40 Feet with sides





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/24/2021

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

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

PRODUCER A & B INSURANCE GROUP LLC 235 Littleton Road, Unit 3 Westford, MA 01886	CONTACT NAME:		
	PHONE (A/C, No, Ext):	(978) 399-0025	FAX (A/C, No): (978) 399-0079
	E-MAIL ADDRESS:	wendy@abinsgroup.com	
	PRODUCER CUSTOMER ID#:		
INSURED Garnish & Drink Thomas St. Michel & Tammy Lygren 209 Main Street Acushnet, MA 02743	INSURER(S) AFFORDING COVERAGE		NAME
	INSURER A:		Hospitality Mutual
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSP LTR	TYPE OF INSURANCE	ADSL INSR	SUBR TVVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	Y		00085950LL	5/20/2021	5/20/2022	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV. INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP-AGG \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

UPDATE BINDER to follow

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Traveling bartenders serving alcoholic beverages.
Barnstable County Agricultural Society, Inc. is named as an Additional Insured

CERTIFICATE HOLDER Barnstable County Agricultural Society, Inc. d/b/ Cape Cod Fairgrounds 1220 Nathan S. Ellis Hwy. E. Falmouth, MA 02536	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Wendy Ashe</i>
---	--



eTIPS On Premise 3.0

CERTIFIED

Issued: 07/17/2019

Expires: 07/17/2022

ID#: 5145088

Tammy St. Michel

8 Hamlin St

Acushnet, MA 02743-2032 USA

Online Use Only
UPDATED TO COME



eTIPS On Premise 3.0

CERTIFIED

Issued: 07/17/2019

Expires: 07/17/2022

ID#: 5145148

Thomas M St Michel

8 Hamlin St

Acushnet, MA 02743-2032 USA

UPDATE TO
Come

VOIDING ORIGINAL COPY ONLY
VOIDING ORIGINAL COPY ONLY
VOIDING ORIGINAL COPY ONLY

Cape Cod Fairgrounds Schedule of Events
Barnstable County Agricultural Society

2024

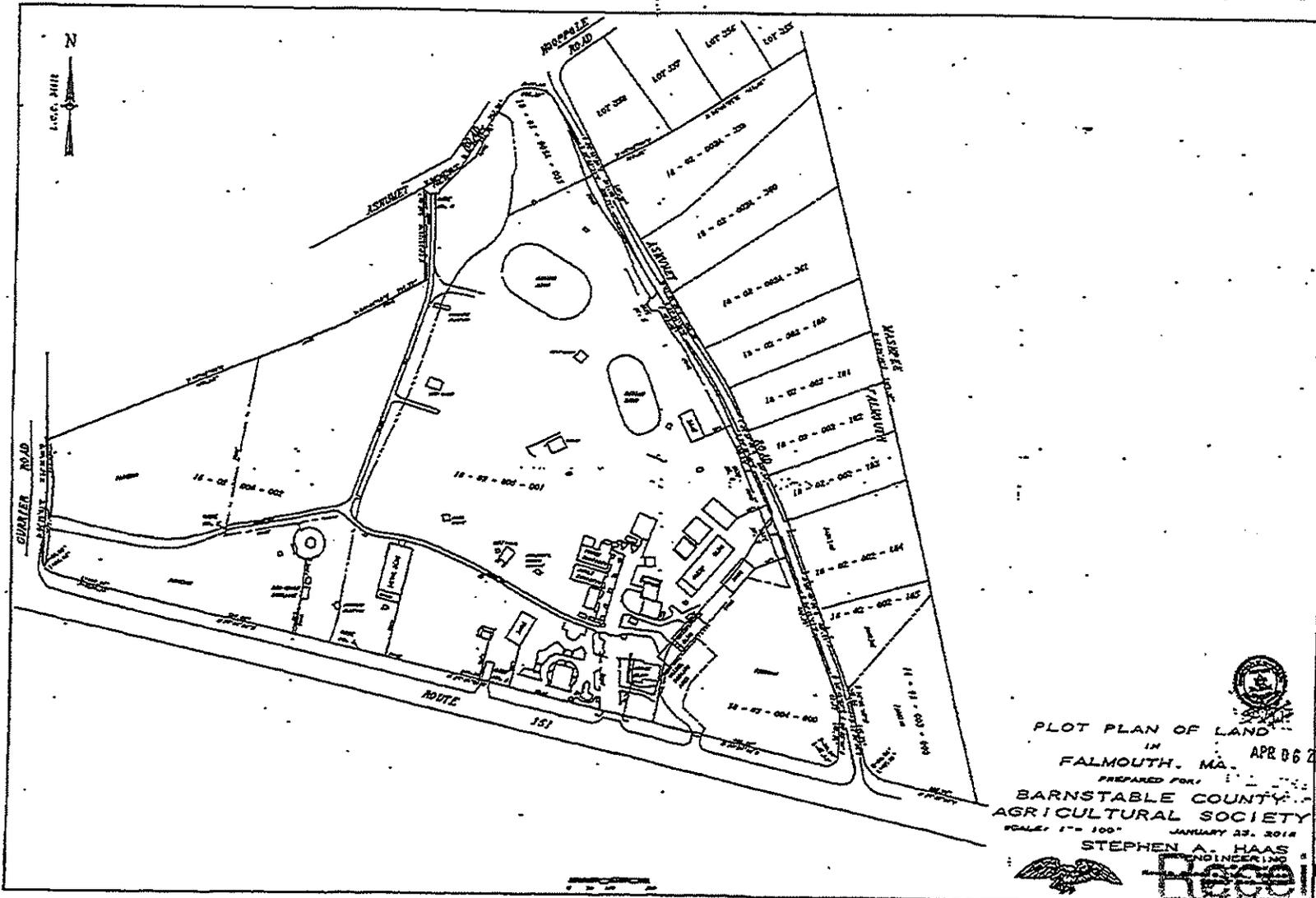
Received

FEB 26 2024

Falmouth Zoning

Public of Non-Profit

DATES	NEW EVENT	TIMES	PROPERTY USE	PARKING LOT	Paid	ALCOHOL	PUBLIC	NON-PROFIT
May								
5/18/2024	Master Garden Plant Sale	8am-2pm	C,D	Lot 4	No	No	Public	Yes
June								
July								
7/22-7/28/24	Barnstable Fair	4-11 & 12-11	A,B,C,D	1,2,3,4 and E	1 & 4	YES	Public	Yes
August								
8/10/20234	Food Truck Festival	10am-6pm	A, C	Lot 1, 2 & 4 and E	NO	YES	Public	
8/24/2024	OTIS Family Day	9am-6pm	B,C,D	Lot 4	No	No	No	
8/31/20234	Bands for Badges	12pm-10pm	B,C,D	Lot 4	No	Yes	Public	fund raiser
September								
9/12/9/15/24	Cranberry Dog Show	7am-6pm	A,B,C,D, MKTplace	Lot 4	NO	NO	Public	AKC
9/21/2024	Cape Cod Brew Fest	12pm-9pm	C, D, Marketplace	Lot 4	No	YES	Public	Gray Matter Mktg
October								
10/12-10/13-24	Mass Track Meet	12pm-10pm	A,B,C,D	Lot 1, 4 and E	NO	NO	Public	MSTCA
10/17/2024	RCC Career Day	8am-3Pm	B,C,D	Lot 4	No	No	No	
10/26/10/27-24	CyclocrossRace	7am-5pm	A,B,C,D	Reserve & Lot 4	NO	YES	Public	




 PLOT PLAN OF LAND
 IN
 FALMOUTH, MA. APR 06 2021
 PREPARED FOR:
 BARNSTABLE COUNTY
 AGRICULTURAL SOCIETY
 SCALE: 1" = 100' JANUARY 23, 2018
 STEPHEN A. HAAS
 PROFESSIONAL ENGINEERING

Received

FEB 29 2024

Falmouth Zoning Board of Appeals

OPEN SESSION

CONSENT AGENDA

1. Licenses

- h. Approve application for a Sunday Entertainment License – Barnstable County Agricultural Society – Barnstable County Fair – Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth – Sunday, 7/28/24



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Licenses 1.h.

ITEM TITLE: Approve application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: License Application Review Form, Special Event Working Group Agenda for March 19, 2024; License for Public Entertainment on Sunday

PURPOSE:

The Select Board will consider the approval of an application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024.

BACKGROUND/SUMMARY:

- Applicant Wendy Brown with the Barnstable County Agricultural Society submitted the Special One-Day License application for a Sunday Entertainment License.
- The event pertaining to this license, titled Barnstable County Fair, will be held on Sunday, July 28, 2024 from 12:00 PM to 10:00 PM.

- The event was reviewed and discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024, and the Working Group recommended approval.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024 as presented.

OPTIONS:

- Motion to approve the application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024 as presented.
- Motion to deny approval of the application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024 as presented.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the application for a Sunday Entertainment License- Barnstable County Agricultural Society- Barnstable County Fair- Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth- Sunday, July 28, 2024 as presented.

Michael Renshaw

Town Manager

4/18/2024

Date

Date: 4/22/24

LICENSE APPLICATION REVIEW FORM

Applicant: Barnstable County Agricultural Society, Inc., Wendy Brown

Event: Barnstable County Fair

Location: Cape Cod Fairgrounds, 1220 Nathan Ellis Hwy., E. Falmouth

Date: Sunday, 7/28/24 **Time:** 12:00 p.m. - 10:00 p.m.

License Type: Sunday Entertainment

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

- Police _____
- Fire _____
- Health _____
- Building _____
- Communications _____
- M.E.S. _____
- DPW _____
- Recreation _____
- Beach _____
- _____

NOTES: This event was discussed by the Internal Working Group for Special Events at its meeting on Tuesday, March 19, 2024.

The Working Group recommends approval.

TOWN OF FALMOUTH
TOWN MANAGER'S INTERNAL STAFF WORKING GROUP FOR SPECIAL EVENTS
REVISED AGENDA (2)

TUESDAY, MARCH 19, 2024 - 9:30 A.M.
Select Board Meeting Room
59 Town Hall Square, Falmouth, MA 02540

Review applications for special events:

Recurring Events:

1. **Tai Ji Practice – Saturdays, April – December, 2024 (rain days at Gus Canty Rec. Center)**
Cape Cod Guang Ping Tai Ji Quan Club, Dianne Marshall.
Marina Park (Lewis Park, behind Town Hall, when Marina Park is in use).
2. **Family Fun Day - Team Chase – Saturday, 5/18/24 (rain date Sunday 5/19/24)**
Team Chase Foundation, Brooke DeBarros.
Falmouth Heights Basketball Court.
3. **Soldier Ride Cape Cod – Thursday, 6/6/24**
Wounded Warrior Project, Riley Peters.
Shining Sea Bike Path (from N. Falmouth to Woods Hole and back to N. Falmouth)
4. **Arts Alive – Friday, 6/14; Saturday, 6/15; and Sunday, 6/16/24**
ArtsFalmouth, Inc., Marilyn Rowland.
Falmouth Library Lawn, Peg Noonan Park and Shore Street Extension.
5. **Falmouth Art Market – Tuesdays, 6/25/24 – 8/27/24**
Jane Parhiala.
Marina Park (next to the Flying Bridge restaurant).
6. **Sunday Worship Services – Sundays, 7/7/24 – 9/1/24 (except 7/14 & 8/18)**
John Wesley United Methodist Church, Rev. René Perez.
Surf Drive Beach.
7. **Souzapalooza presents On the Rocks band – Saturday, 7/20/24**
Sylvia Smoller, on behalf of On the Rocks.
Bandshell.
8. **Rockin' Recovery – Wednesday, 7/24/24 (rain date 7/31/24)**
Recovery Without Walls, Samantha Franco.
Old Silver Beach (resident side).
9. **The Falmouth Walk – Saturday, 8/17/24**
Tom Walrath.
Sidewalks, start at Town Hall Square, finish at St. Barnabas Church.
10. **Annual Summer Bazaar – Friday, 7/12 and Saturday, 7/13/24**
Waquoit Congregational Church, Rev. Nell Fields
Request for one-way traffic on Parsons Lane (traffic flow from Rt. 28 to Studley St. to Rt. 28)

11. **Bands for Badges – Saturday, 8/31/24**

Bands for Badges, Inc.
Cape Cod Fairgrounds.

12. **Cinco de Mayo – Sunday, 5/5/24**

Añejo Mexican Bistro, Jesse Kersey
Closure of Academy Lane to park food truck and photo booth.

New Events:

1. **East Falmouth Village Association Spring Festival – Saturday, May 4, 2024 (rain date 5/5/24)**

East Falmouth Village Association, Jessica Bowman.
Closure of Liberty Lane (Rt. 28 to Natal Ave.) (between E. Fal. Library and Smitty's Ice Cream).

2. **Wedding Ceremony – Old Silver Beach – Thursday, 8/22/24**

Last parking lot closest to the cliff. Setup: 5:15 - 5:30 p.m. Ceremony: 5:45 - 7:45 p.m.
Elizabeth Vickers & Daniel Suchecki.

3. **Wedding Ceremony – Megansett Beach – Sunday, 9/15/24**

Kelly Sadlowski. Setup: 4:00 p.m. Ceremony: 4:00 p.m. – 5:30 p.m.

Special One-Day Liquor License and Entertainment:

OK 1. **Barnstable County Fair – Monday, 7/22 – Sunday, 7/28/24**
(One-Day Wine & Malt Liquor License and Sunday Entertainment Licenses)
Barnstable County Agricultural Society, Wendy Brown.
Cape Cod Fairgrounds.

2. **Cape Cod Brew Fest – Saturday, 9/21/24**

(One-Day Wine & Malt Liquor License)
Gray Matter Marketing, Matthew Gray.
Cape Cod Fairgrounds.

Adjourn.

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH



State Fee, \$ 2 -
Municipal Fee, \$ 5 -

LICENSE

For

PUBLIC ENTERTAINMENT ON SUNDAY

The Name of the Establishment is BARNSTABLE COUNTY AGRICULTURAL SOCIETY in or on the property at No. 1220 Nathan Ellis Highway EAST FALMOUTH, MA 02536 (address)

The Licensee or Authorized representative, WENDY BROWN in

accordance with chapter 136 of the General Laws, as amended, hereby request a license for the following program or entertainment:

DATE	TIME	Proposed dancing or game, sport, fair, exposition, play, entertainment or public diversion
7/28/24	6 PM	Concert, the Box Tops
7/28/24	12 - 9	Various Groups Act throughout Fair
7/28/24	12 - 10 pm	Rockwell Amusements

Hon. NANCY TAYLOR Mayor/ Chairman of Board of Selectman, TOWN OF FALMOUTH (City or Town)

Fees per occurrence (Individual Sunday(s)): Regular Hours (Sunday 1:00pm – Midnight): \$2.00 Special Hours (Sunday 12:00 am- Midnight): \$5.00. Annual Fee (For Operating on every Sunday in calendar year): Regular Hours (Sunday 1:00pm – Midnight): \$50.00 Special Hours (Sunday 12:00 am- Midnight): \$100.00

This license is granted and accepted, and the entertainment approved, upon the understanding that such entertainment that the licensee shall comply with the laws of the Commonwealth applicable to licensed entertainments, and also to the following terms and conditions: The licensee shall at all times allow any person designated in writing by the Mayor, Board of Selectmen, or Commissioner of Public Safety, to enter and inspect his place of amusement and view the exhibitions and performances therein; shall permit regular police officers, detailed by the Commissioner of Public Safety or Chief of the local Police Department to enter and be about this place of amusement during performances therein; may employ to preserve order in his place of amusement only regular or special police officers designated therefore by the Chief of Police, and shall pay to said Chief of Police for the services of the regular police officers such amount as shall be fixed by him; shall permit at all times to enter and be about his place of amusement such members of the Fire Department as shall be detailed by the Chief of the Fire Department to guard against fire; shall keep in good condition, go as to be easily accessible, such standpipes, hose, axes, chemical extinguishers and other apparatus as the fire department may require; shall allow such members of the fire department in case of any fire in such place, to exercise exclusive control and direction of his employees and of the means and apparatus provided for extinguishing fire therein; shall permit no obstruction of any nature in any aisle, passageway or stairway of the licensed premises, nor allow any person therein to remain in any aisle passageway or stairway during an entertainment; and shall conform to any other rules and regulations at any time made by the Mayor or Board of Selectmen. This license shall be kept on the premise where the entertainment is to be held, and shall be surrendered to any regular police officer or authorized representative of the Department of Public Safety. This license is issued under the provisions of Chapter 136 of the General Laws, as amended, and is subject to revocation at any time by the Mayor, Board of Selectmen, or Commissioner of Public Safety.

Do not write in this box

This application and program must be signed by the licensee or authorized representative of entertainment to be held. No Change to be made in the program without permission of the authorities granting and approving the license.

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- a. Approve request from the Water Quality Management Committee to apply for a grant for preparing Comprehensive Watershed Management Plans



ITEM NUMBER: Consent Agenda – Administrative Orders 2. a.

ITEM TITLE: Approve a request from the Water Quality Management Committee to apply for a grant for preparing Comprehensive Watershed Management Plans

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Steve Rafferty, Chair – Water Quality Management Committee

ATTACHMENTS: Grant summary slides

PURPOSE:

At its March 27, 2024 meeting the Water Quality Management Committee voted to request the Select Board to authorize a grant proposal submission to the Massachusetts Department of Environmental Protection's (MaDEP's) 604(b) Water Quality Management Planning Grant Program to develop a combined watershed-based plan / comprehensive wastewater management plan for Megansett Harbor, Fiddlers Cove and Rands Canal. The grant submission deadline is May 8th, 2024. The grant proposal will be prepared by the WQMC technical consultant, Science Wares.

BACKGROUND/SUMMARY:

- Section 604(b) of the federal Clean Water Act authorizes the awarding of funds through the U.S. Environmental Protection Agency to states for water quality assessment and management planning grants. The MassDEP has received funds from the EPA and is using this grant program to disburse the funds.

- In 2023, the town submitted Notices of Intent to apply for groups of watershed permits for all of its Nitrogen Sensitive Areas (NSAs). Megansett Harbor, Rands Canal and Fiddlers Cove have no formal plans developed to date and thus are part of the final watershed permit application group. This was strategic to allow for ample time for plan development. In the current schedule, development of a watershed management plan for these three systems is projected to begin in 2027.
- Two priority focuses of the 604(b)-grant program for this round are the development of the nine element Watershed-Based Plans for impaired waters and watershed planning for the restoration of nitrogen impacted waters.
- Having an approved Watershed-Based Plan will make the town eligible to apply for additional Clean Water Act-related grant funds, under the DEP's Section 319 Nonpoint Source Management Program, also established under the federal clean water act. A new priority for the current 319 funding round is the installation of I/A (denitrifying) septic systems in Nitrogen Sensitive Areas.
- Preliminary evaluations have indicated that the TMDLS for Megansett, Fiddlers and Rands could be met with installation of I/A septic systems, so It is envisioned that the implementation plan for these watersheds will involve targeted installation of I/A septic systems.
- The intent of this proposal for the 604(b) funds is to secure the opportunity to seek future applicable 319 funds to help offset implementation costs for these specific estuaries.
- The three watersheds are being proposed to be addressed in the same plan because Fiddlers Cove and Rands Canal discharge into outer Megansett Harbor. Both Fiddlers and Rands fall within the Megansett Harbor watershed line in the 'nine element Watershed-Based Plan' development tool and are not designated as independent watersheds in this specific application. The completed Massachusetts Estuaries Project (MEP) reports separated the watersheds into the Megansett Harbor / Squeteague Harbor report and the Fiddlers Cove and Rands Canal combined report.
- Development of this plan (if awarded) does not change the planned timing for the application for a watershed permit, that remains entirely in the Town's control. It only advances the timing of developing a plan to open potential funding avenues. Nitrogen reduction implementations can occur prior to a watershed permit being issued.

- Receiving this grant would not create any additional financial commitment. The work that will be funded by this grant, if awarded, will need to be undertaken to submit a watershed permit application whether or not grant funds are received.

DEPARTMENT RECOMMENDATION:

The Chair of the Water Quality Management Committee and the Wastewater Superintendent recommend that the Select Board authorize application for this grant because completion of the proposed planning under this grant would make the Town eligible for a future grant to support plan implementation. It is envisioned that plan implementation will involve installation of denitrifying septic systems in targeted areas in the greater Megansett watershed.

OPTIONS:

- Motion to approve the submission of a grant proposal to support watershed plan development.
- Motion to deny authorization to submit this grant proposal to support watershed plan development.
- Select Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the request from the Water Quality Management Committee to apply for a grant for preparing Comprehensive Watershed Management Plans.

Michael Renshaw

Town Manager

4/18/2024

Date

Request for authorization to pursue 604(b) funds to assist in Falmouth's water quality planning needs

604(b) Water Quality Management Planning Grant

'Section 604(b) of the Clean Water Act provides grants to determine the nature, extent, and causes of water quality issues and to develop plans to restore or protect water quality pursuant to the Clean Water Act and Massachusetts Surface Water Quality Standards.'

604(b) grant funds focus on nonpoint source assessment and planning projects that result in the following:

- Development of nine (9)-element Watershed-Based Plans (WBP) for impaired and healthy waters;
- Development of implementation plans;
- Regional scale watershed planning for the restoration of nitrogen impacted waters (Cape Cod, Martha's Vineyard, Nantucket, and Plymouth and Bristol counties)

For FY'23: ~\$900,000 in available funding

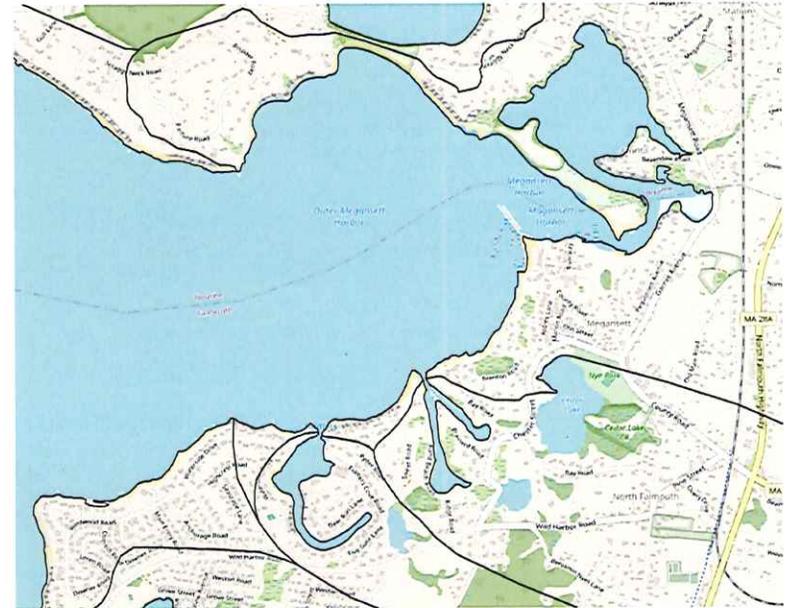
- Anticipate \$50,000 - \$100,000 per award, but no maximum cap specified, **no match required**
- 2-year funding period
- Proposal deadline May 8th, 2024

604(b) Water Quality Management Planning Grant

WQMC's consultant works with the Town to submit a proposal for the development of a watershed-based plan that can serve as or be used as the base for a Comprehensive Wastewater Management Plan for Megansett Harbor, Fiddlers Cove and Rands Canal.

Proposing a combined plan for the watersheds since Fiddlers and Rands discharge into outer Megansett.

Nitrogen reduction implementations will likely be heavily dependent on I/A's in these watersheds.



By having the Watershed-based Plan in place would allow Falmouth to be eligible to apply for 319 implementation funds for these specific watersheds. Current 319 priority projects include the installation of I/A's specifically in Nitrogen Sensitive Areas, and installation of permeable reactive barriers.

Resulting plan can be used in the Watershed Permit application process on the Town's timeline.

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- b. Approve request for variance to Sign Code §184-32 Off-Premises Signs: Falmouth Art Market – Art Market on Tuesdays, 6/25/24 – 8/27/24



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.b.

ITEM TITLE: Approve request for variance to sign code, Section 184-32 Off-Premise Signs: Falmouth Art Market on Tuesdays, June 25, 2024 through August 27, 2024

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: List of locations for requested off-premises signage provided by applicant Falmouth Art Market; Maps of sign locations; Dimensions and Illustration of Signs

PURPOSE:

The Select Board is requested to review and consider a sign code variance requested by the Falmouth Art Market for the placement of promotional signage at 11 locations for its art market events every Tuesday beginning on June 25, 2024 and ending on August 27, 2024.

BACKGROUND/SUMMARY:

- The Falmouth Art Market submitted its request for a variance to the Sign Code (Off-Premise) to include the posting of 18" by 24" signs (within sign code, illustrations attached) at 11 separate locations within Town.
- The signs are to be placed on Tuesdays, beginning on June 25, 2024 and continuing on consecutive Tuesdays through August 27, 2024.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the request for a variance to the Off-Premises sign code as presented.

OPTIONS:

- Motion to approve the Off-Premises sign code variance as requested by the Falmouth Art Market.

- Motion to deny approval of the Off-Premises sign code variance as requested by the Falmouth Art Market.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the request for a variance to the Off-Premises sign code as presented.

Michael Renshaw

Town Manager

4/18/2024

Date

Falmouth Art Market – Tuesdays, June 25 – August 27, 2024:

Request for off-premise promotional signage at the following locations:

1. Peg Noonan Park, Main St.
2. Teaticket Park, Teaticket Hwy.
3. Corner of Dillingham Ave. and Gifford St.
4. Corner of Scranton Ave. and Clinton Ave. (Clam Shack)
5. Corner of Surf Dr. and Shore St. (curve by beach parking lot)
6. Friendly's, Main St.
7. School Administration Building, Sandwich Rd. and Teaticket Hwy.
8. Falmouth Heights ballpark, Grand Ave.
9. Rec. Center, Main St.
10. Corner of Rt. 28 and Worcester Ct.
11. Corner of Palmer Ave. and Jones Rd.

Length of Time: Tuesdays, June 25, 2024 - August 27, 2024 (10 days)

Dimensions: 18" x 24" = 3 sq. ft. (size within sign code)

April 22, 2024

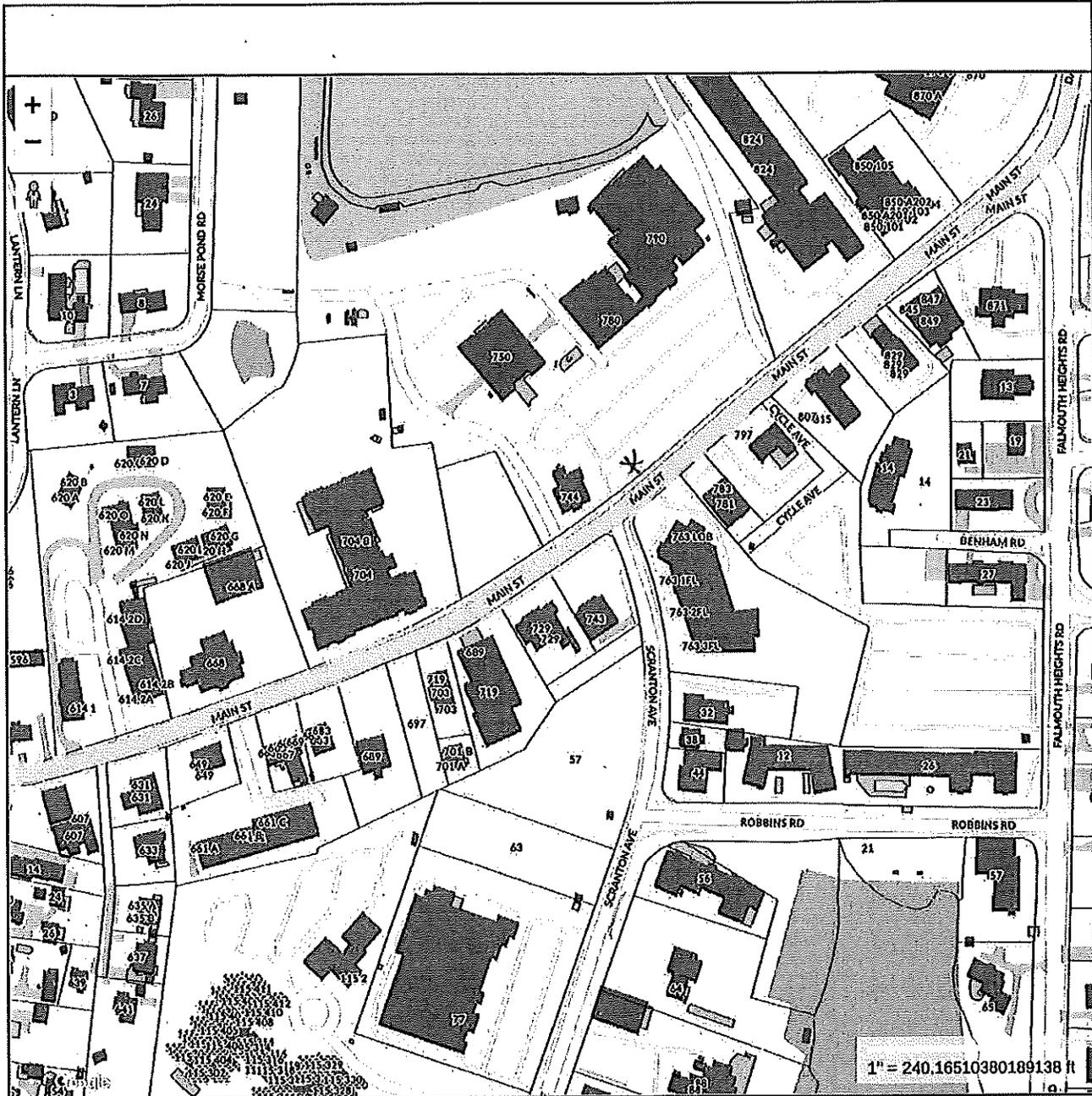
TODAY

11-5

Falmouth Marine Park



ART MARKET

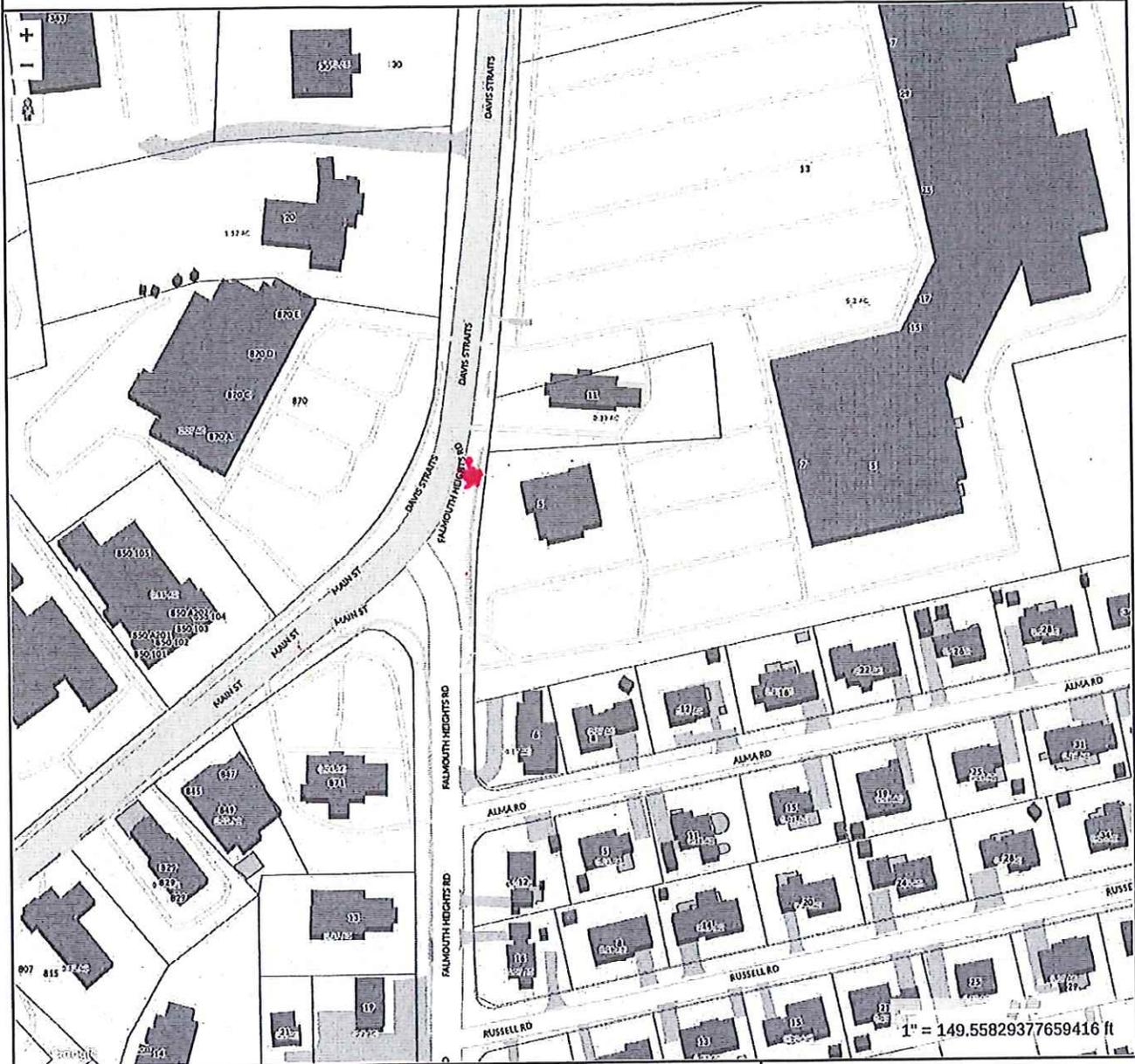


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Falmouth, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/10/2023
Data updated 03/08/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



1" = 149.55829377659416 ft



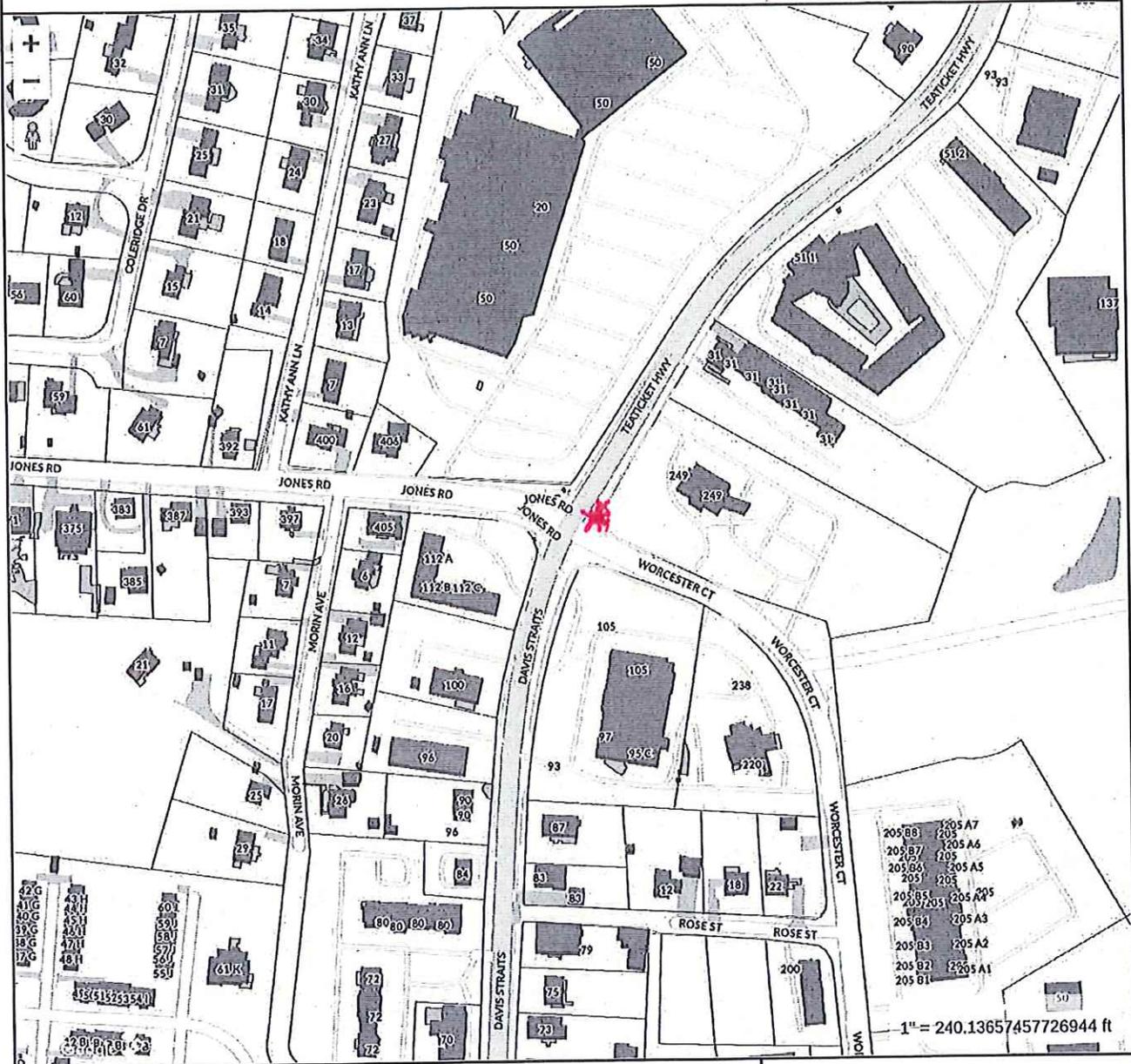
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Friendly's

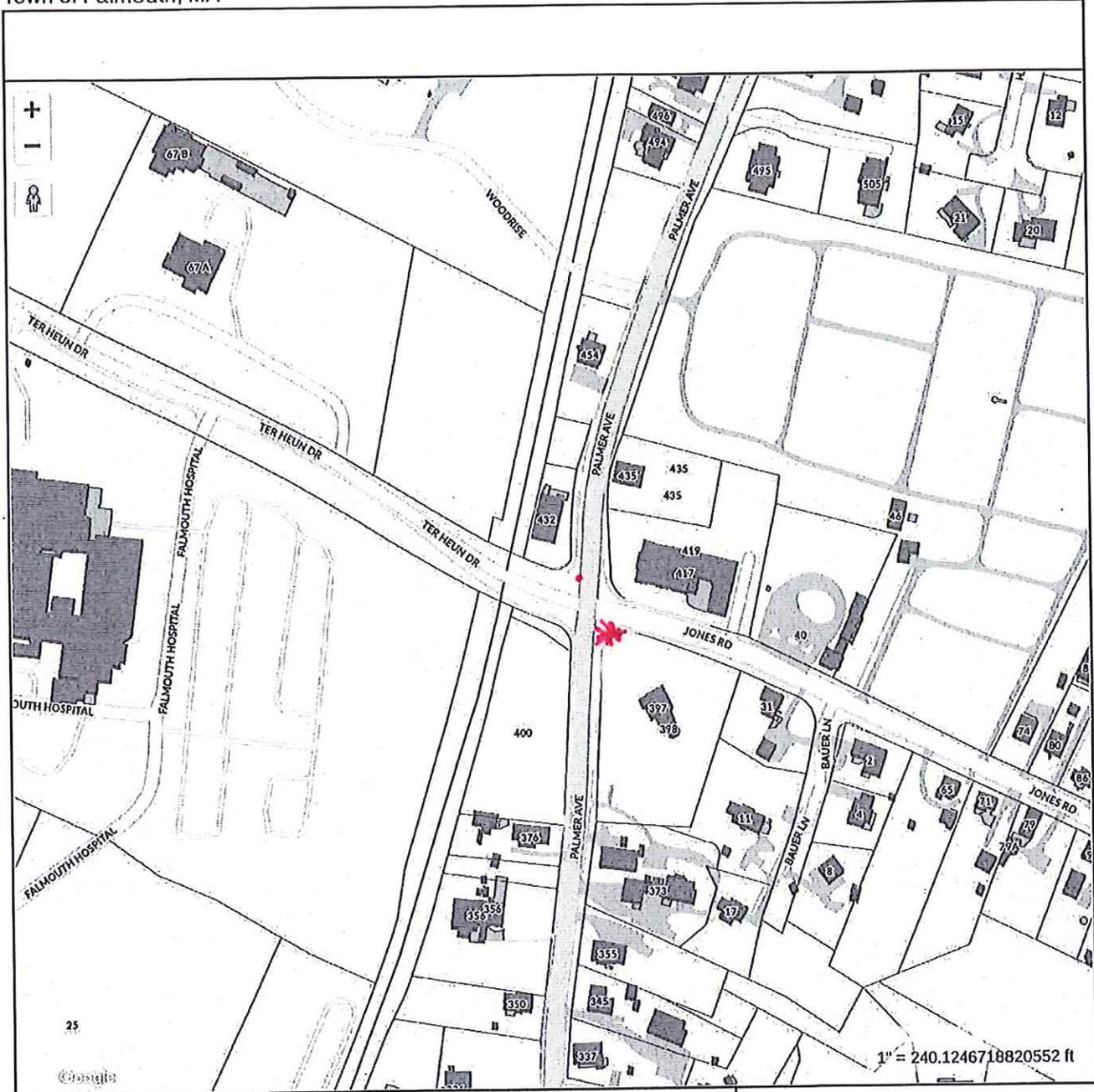


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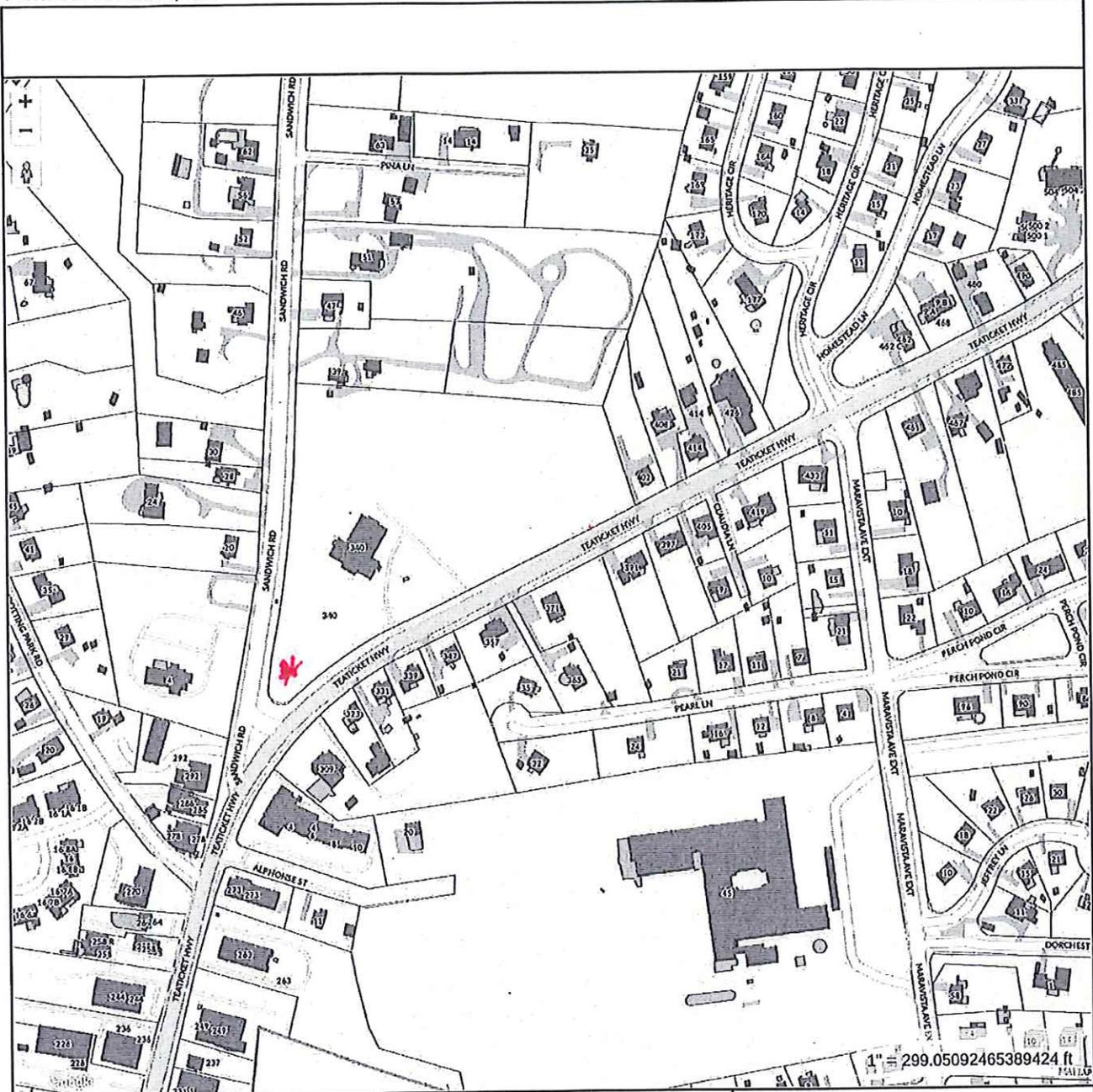


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School Arm Bldg

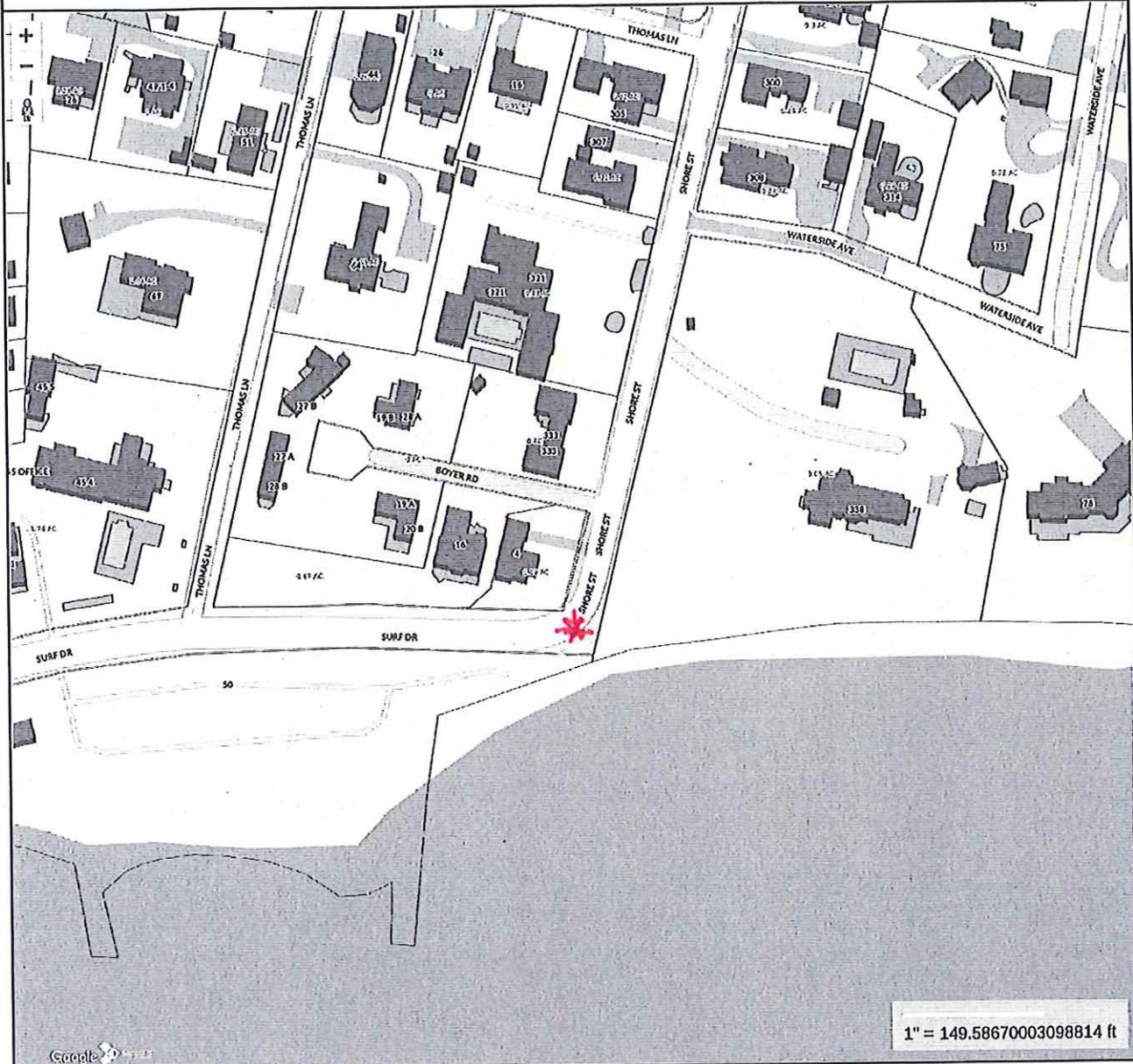


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Surf + Shore

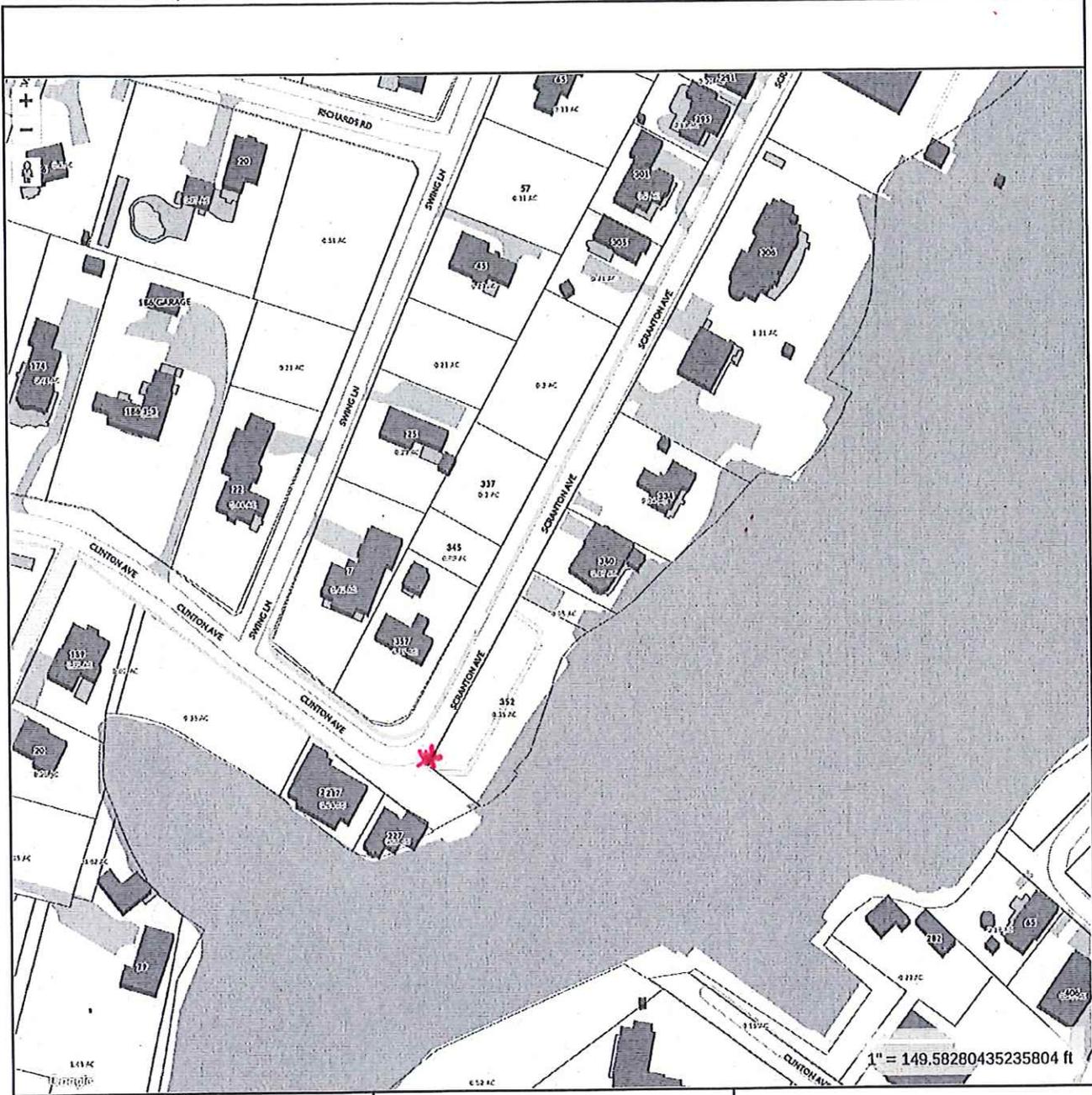


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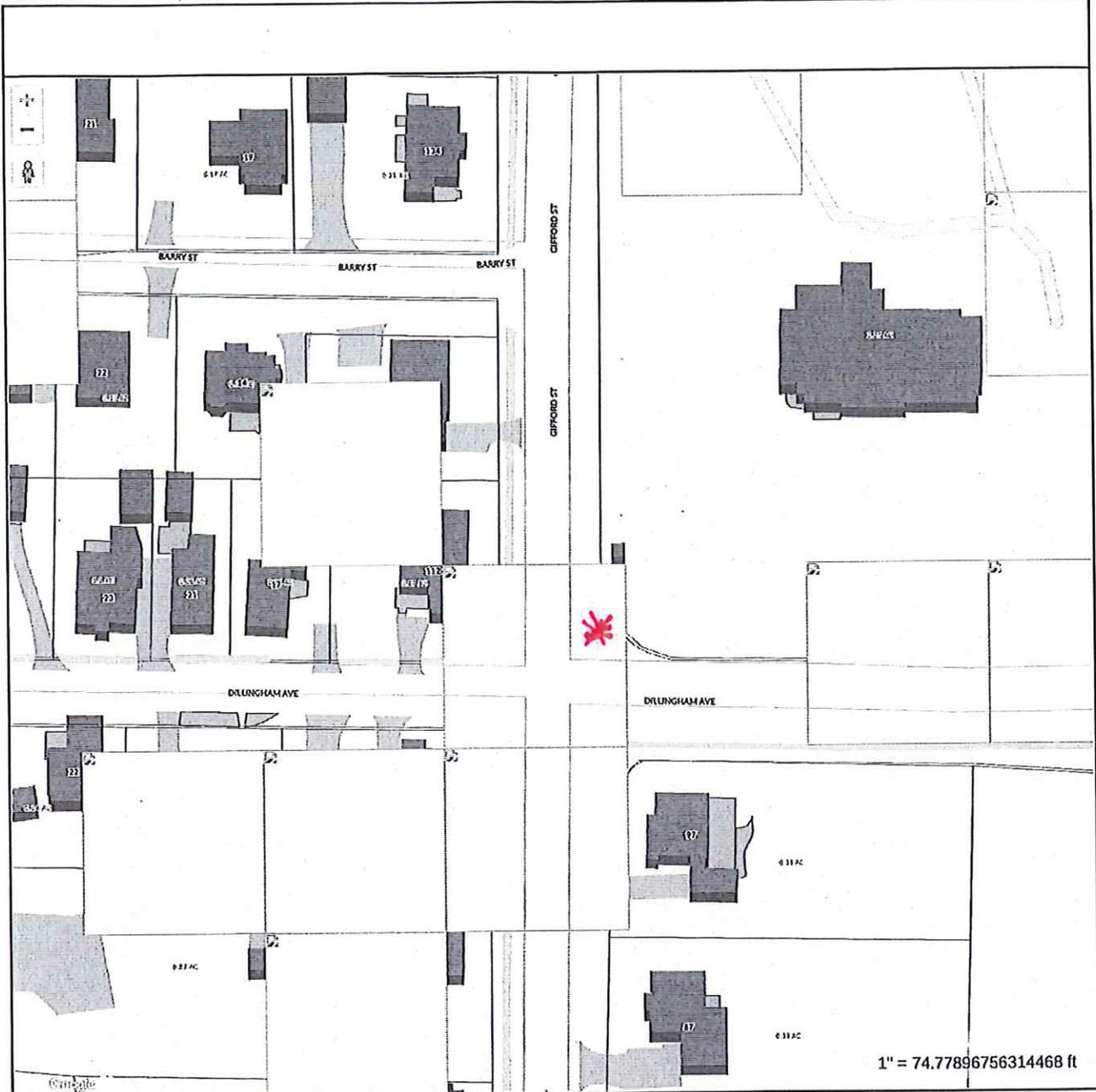


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Dillingham + Clinton



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Data updated 03/08/2024

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Teaticket Park

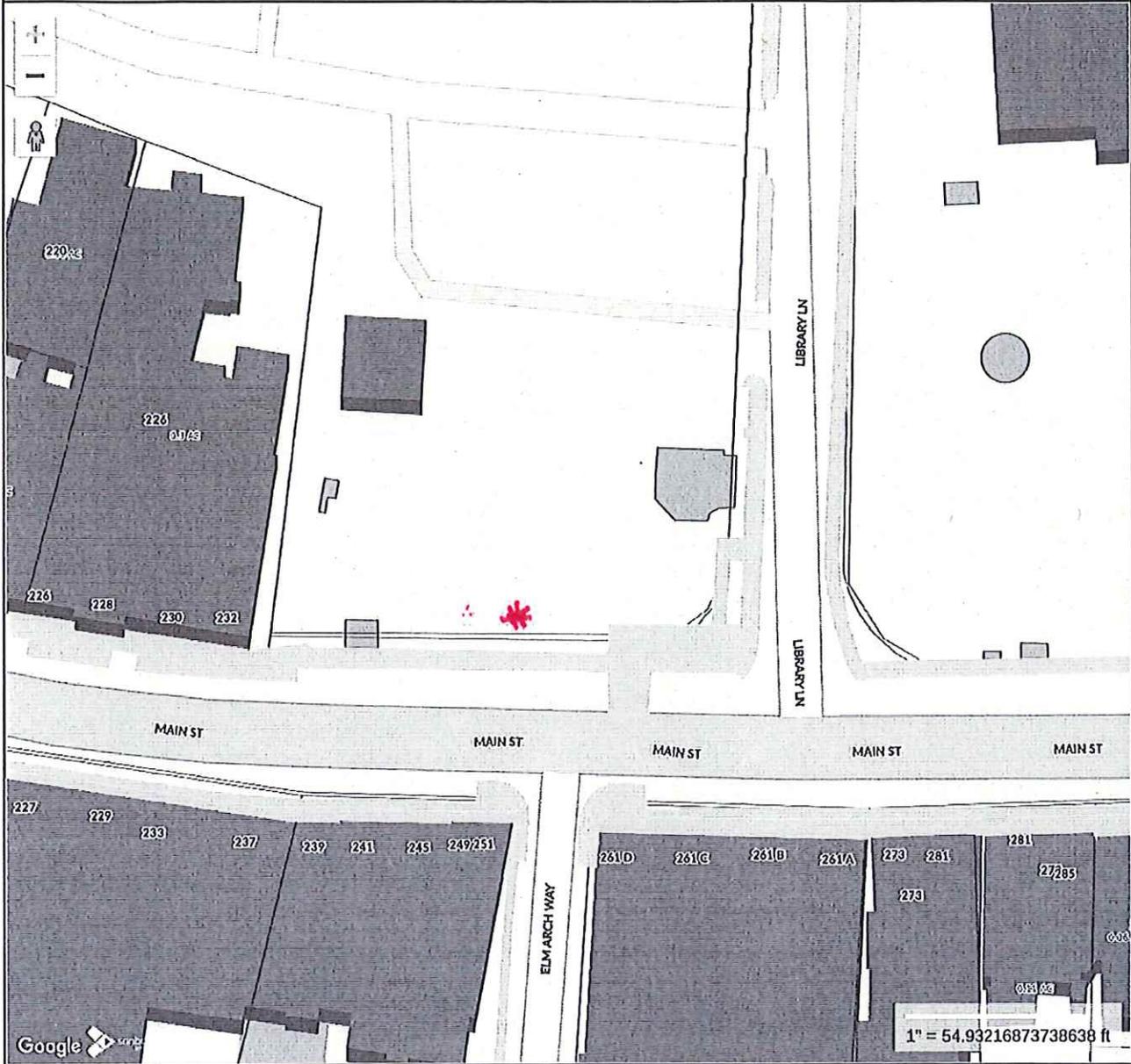


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Data updated 03/08/2024

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Data updated 03/09/2024

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PEGY NOONAN

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- c. Approve request for variance to Sign Code §184-32 Off-Premises Signs: North Falmouth Congregational Church, and a request for a Grant of License for the placement of three informational signs on town property



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.c.

ITEM TITLE: Approve request for variance to sign code, Section 184-32 Off-Premise Signs: North Falmouth Congregational Church, and a request for a Grant of License for the placement of three informational signs on Town property

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Project narrative and list of locations for requested off-premises signage provided by applicant North Falmouth Congregational Church; Maps of sign locations; Dimensions and Illustration of Signs

PURPOSE:

The Select Board is requested to review and consider a sign code variance requested by the North Falmouth Congregational Church for the placement of informational and directional signage at 3 locations. The applicant is also requesting Select Board approval of three licenses to allow for the placement of these signs on Town property.

BACKGROUND/SUMMARY:

- The North Falmouth Congregational Church submitted its request for a variance to the Sign Code (Off-Premise) to include the posting of three 21.5" by 45" signs at 3 separate locations within Town (408 Old Main Road, 13 County Road, and 1 Old Main Road); these signs will replace three identically sized older signs.

- The Department of Public Works (DPW) has worked with the applicant in determining the best location for the signs to ensure no visibility hazards are created by their placement; DPW will also assist in installing these signs, however the applicant is responsible for the cost of producing the signs.
- DPW has reviewed the proposed signage and determined that they are MUTCD compliant.
- Town Counsel has drafted the attached Grant of License for Select Board consideration.

DEPARTMENT RECOMMENDATION:

The Town Manager recommends that the Select Board approve the request for a variance to the Off-Premises sign code as presented as well as approval of the Grant of License to allow the placement of the signs on Town property.

OPTIONS:

- Motion to approve the request for a variance to the Off-Premises sign code as presented as well as approval of the Grant of License to allow the placement of the signs on Town property.
- Motion to deny approval of the request for a variance to the Off-Premises sign code as presented as well as approval of the Grant of License to allow the placement of the signs on Town property.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the request for a variance to the Off-Premises sign code as presented as well as approval of the Grant of License to allow the placement of the signs on Town property.

Michael Renshaw

Town Manager

4/18/2024

Date

North Falmouth Congregational Church, UCC

Request for variance to Sign Code Chapter 184-32 Off premises signs.

These signs are off premises signs and while the ones they are replacing provided direction to the church, the new design advertises the church and are not in compliance with Chapter 184-32 Off premises signs:

§184-32 Off premises signs

- A. Informational and directional signs containing no advertising are permitted to direct traffic flow, indicate parking spaces, identify points of interest or provide other essential information to guide vehicular or pedestrian traffic flow and may be erected by the Town of Falmouth Department of Public works as a matter of right or by others with a license from the Select Board.

Locations:

1. 408 Old Main Road
2. 13 County Road
3. 1 Old Main Road

A Grant of License has been prepared for the placement of the signs on Town property.

April 22, 2024

GRANT OF LICENSE

The TOWN OF FALMOUTH, a Municipal Corporation and political subdivision of the Commonwealth of Massachusetts having its usual place of business at 59 Town Hall Square, Falmouth, Barnstable County, Massachusetts acting by and through its duly elected Board of Select Board (the "Grantor"), in consideration of One and 00/100 (\$1.00) Dollar and of the covenants contained herein, hereby grants to the North Falmouth Congregational Church, with a usual place of business at 155 Old Main Road, Falmouth MA 02556 (the "Grantee"), the following license to use certain portions within the layout of Old Main Road, County Road and Curley Boulevard, all public ways in the Town of Falmouth, adjacent to the following properties: 1) 408 Old Main Road, 2) 13 County Road, and 3) 1 Old Main Road.

The license is given to erect directional signs within the layout of the public ways, as more fully described in the sketch plans of the approved location of the licensed areas, attached hereto as Exhibit A.

This license is granted upon the following express conditions:

- a. The Grantee shall provide all materials for the signs and shall work with the Falmouth Department of Public Works to install said signs as indicated in Exhibit A. The signs shall be installed in accordance with all local, state and federal laws and regulations, and with the final approval of the Commissioner of the Falmouth Department of Public Works, or designee;
- b. Said license is revocable by the Select Board at any time when they deem it appropriate to revoke the same in the best interest of the Town of Falmouth and/or public convenience, safety and needs; the Town may revoke this license by sending a notice to the grantee, its successors and assigns at the above-referenced property address and by thereafter within a reasonable time filing a Notice of Revocation of License with the Falmouth Town Clerk;
- c. Upon such revocation, the grantee, its successors and assigns shall, if and when directed by the Select Board, remove all encroaching improvements from the Town's road and restore any disturbed area to its original condition;
- c. If the licensee, and their successors and assigns, fails to remove said encroachment, all the expenses of the Town to do same or have the same done or any expenses arising from the failure to comply with this license, including attorney's fees, costs and expenses and contractor fees shall be paid by the licensee, and their successors and assigns, to the Town upon demand;
- e. Until such revocation, this License shall continue permissively;

- f. The licensee and their successors and assigns shall be forever obligated to indemnify, defend and hold harmless the Town of Falmouth, its agents, officers, officials and employees for any and all claims, actions, suits, or demands for personal injury or property damage arising out of the licensed encroachments and the grant of this License.
- g. Nothing contained in the License shall authorize the grantee, its successors and assigns to do any work or undertake any activity or to continue any activity not otherwise in full compliance with all applicable laws, rules and regulations; and
- h. The terms, conditions, agreements and covenants contained herein shall be binding on the grantee, its successors and assigns.
- i. This document shall be filed with the Falmouth Town Clerk.

IN WITNESS WHEREOF, the seal of the Town of Falmouth is affixed hereto and these presents executed and delivered in its name and behalf by its Select Board, hereto duly authorized this _____ day of _____, 2024.

SELECT BOARD OF
THE TOWN OF FALMOUTH

Nancy Robbins Taylor
Chair, Select Board

Edwin (Scott) P. Zylinski II,
Vice Chair

Douglas C. Brown

Onjalé Scott Price

Robert P. Mascali

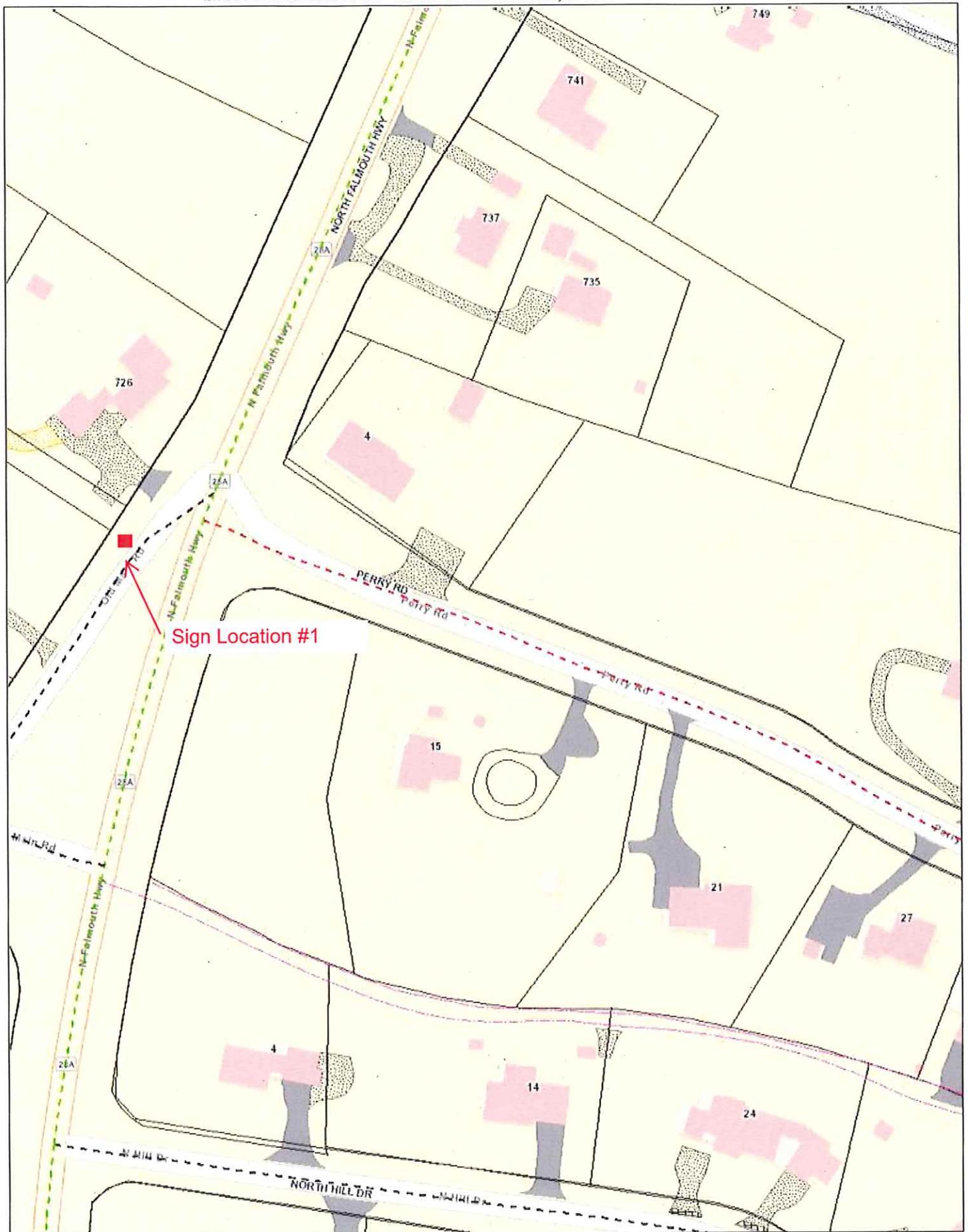
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

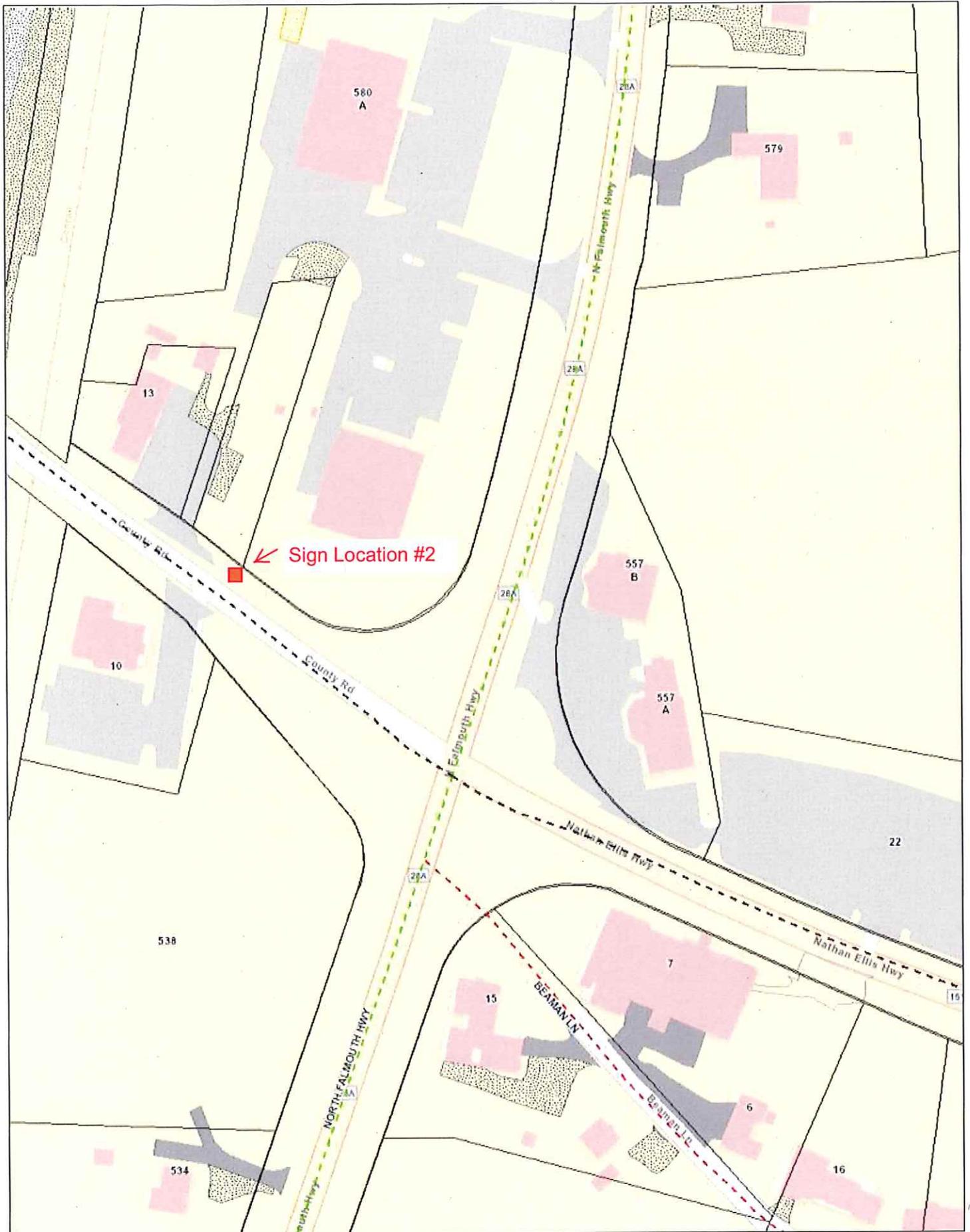
On this _____ day of _____, 2024 before me the undersigned notary public, personally appeared _____, and proved to me through satisfactory evidence of identification which was _____, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:
My Commission expires:

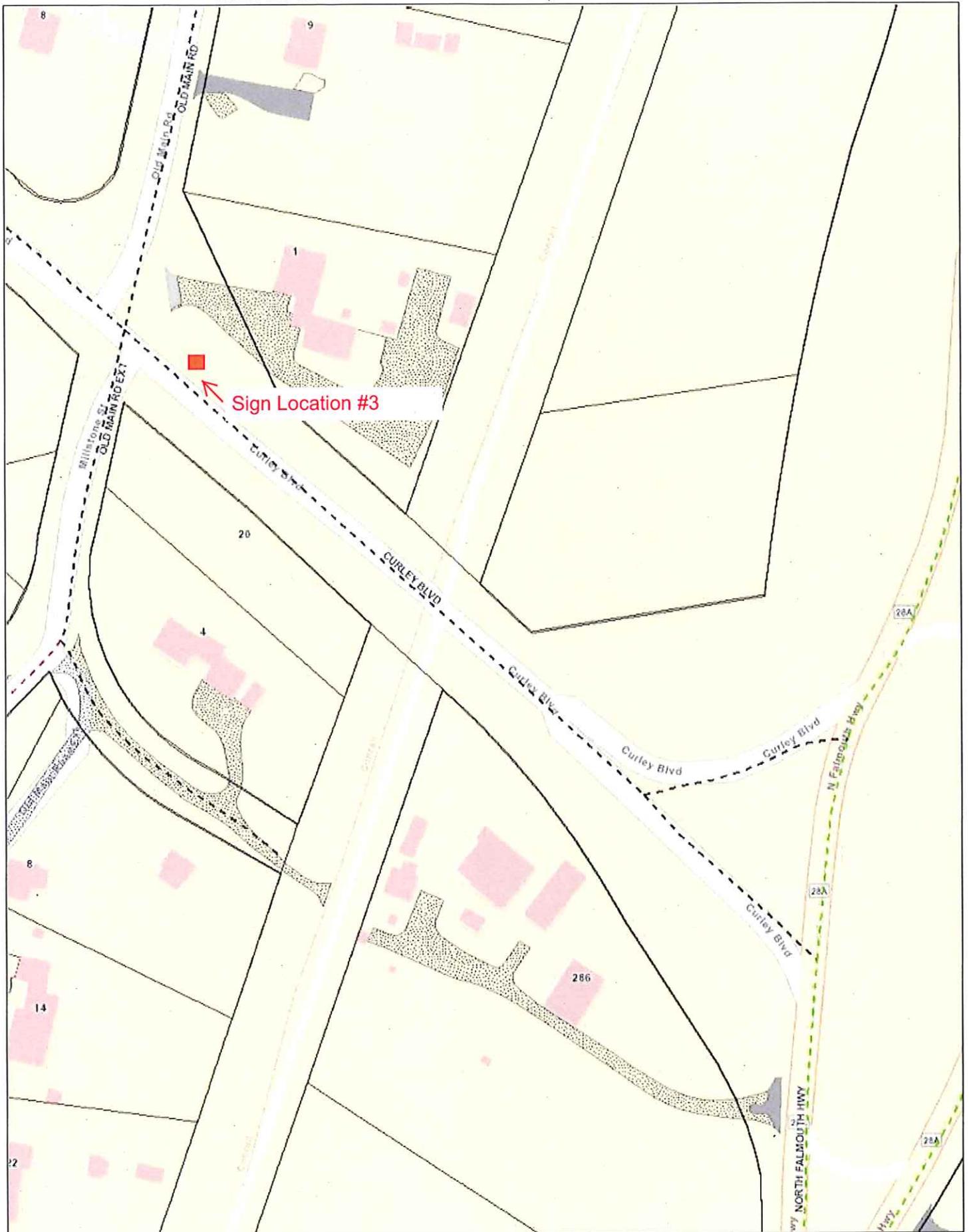
SIGN LOCATION #1 - OLD MAIN ROAD, NORTH FALMOUTH



SIGN LOCATION #2 - COUNTY ROAD, NORTH FALMOUTH

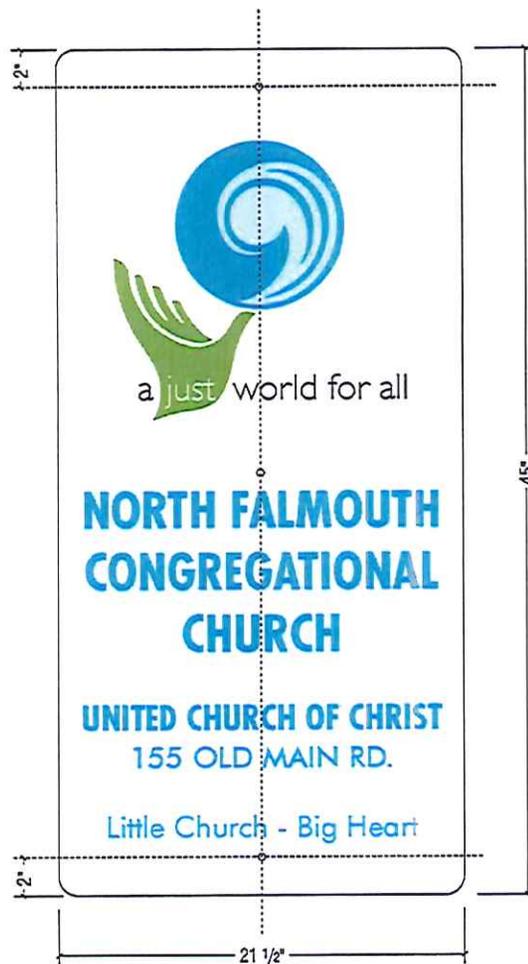
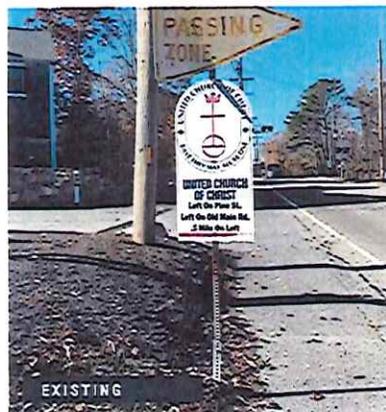
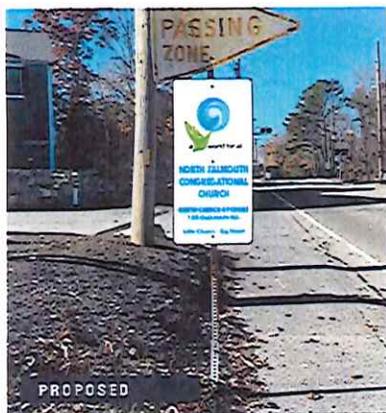


SIGN LOCATION #3 - CURLEY BLVD, NORTH FALMOUTH



Sign Panel

Quantity: 2 Single-Sided
Size: 21.5"W x 45"H with 1" Radius Corners
Material: .080 White Aluminum
Graphics: Surface Applied Vinyl; Digitally Printed (Latex) on LJ180 w/ 3M Matte Lam (Full Coverage)
Finishing: 3/8" holes @ 16" on center
Installation: Mechanically Fastened to Post with Serrated Hex Washer Flange Screws and Serrated Flange Hex Lock Nut (Replace Existing)



168179

Version 01
12-01-23

North Falmouth
Congregational Church

Directional Signs



170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Becca Clifford

PROJECT MANAGER
BM / TJ

ACCOUNT COORDINATOR
Cynthia Dunham

DESIGNER
SS

SCALE 100%

SHEET
01 of 01

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OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- d. Approve expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.d.

ITEM TITLE: Approve expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Suzie Hauptmann on behalf of Commission on Substance Use

ATTACHMENTS: Request letter from Together We Can

PURPOSE:

To receive Select Board approval for the expenditure of \$1,500 from the Falmouth Commission on Substance Use Donation account for the Celebrations After-Prom event 2024 to be held on May 18th.

BACKGROUND/SUMMARY:

- For over almost 30 years Falmouth Together We Can has gifted our town's teens with an epic After Prom Celebration held at the Gus Canty Center.
- The "Celebrations" After Prom event is meant to offer an alternative and to deter individually hosted after-prom parties that often include alcohol and drugs.

- For decades this event has grown and evolved into a celebration that rivals the actual prom in popularity and keeps our kids safe. It has shifted the norm of teens going to parties after the prom and instead heading to the Rec Center for the all-night celebration that includes 5 hours of non-stop music, challenge event, crafts, raffles, prizes and tons of food. All of this is free to Falmouth resident Juniors and Seniors (regardless of if they attend the prom).
- The Falmouth Commission on Substance Use has offered financial support to this event almost every year since its inception. This year they voted at the March meeting to contribute \$1,500 from their donation account to support this year's event. This needs Select Board Approval because it is over \$500.

DEPARTMENT RECOMMENDATION:

Suzie Hauptmann, Director of Human Services, supports this request and recognizes the great benefit to the kids and parents in Falmouth on Prom night.

Vote to Approve the use of \$1,500 from the Falmouth Commission on Substance Use donation account for the purpose of supporting the 2024 Celebrations After Prom event on May 18th.

OPTIONS:

- Motion to approve the expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024.
- Motion to deny approval for the expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
Donations	599	280-3570-5590		\$2490.25	\$1500	\$990.25

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board vote to approve the expenditure of \$1,500.00 from the Falmouth Commission on Substance Use donation account for the Celebrations After-Prom 2024 event to be held on May 18, 2024.

Michael Renshaw

Town Manager

4/17/2024

Date



FALMOUTH
Together we can. inc.

CELEBRATIONS AFTER-PROM NEEDS YOUR HELP!

March 10, 2024

President
Kathleen W. Jespersen
kahlin@aol.com
508-274-0505

Treasurer
Sandra L. Cuny
slcswan@msn.com
508-221-8680

Secretary
Lesley Phillips

Directors:
Linda Hamilton
Ann Donovan
Kate Prohett
William J. Andrade
Dorinda A. Condon
David B. Watson
Michael Kasparian
Nicholas Rosado

Tax Exempt # 043 296 466

TO: Falmouth Substance Abuse Commission
54 A Town Hall Square
Falmouth, MA 02540

Celebrations After-Prom 2024 will take place at the Falmouth Recreation Center following the Junior Prom on May 18th, 2024. It will feature 5 hours of non-stop music, food, challenge events, crafts, raffles and prizes and is free to all Falmouth resident Juniors and Seniors.

The goal of Celebrations is to create an exciting, safe, drug and alcohol-free experience for "our" Falmouth teens. This gift to our teens has changed the norms in Falmouth around what to do on prom night. Celebrations is only made possible through the generous donations of businesses and individuals like you.

Monetary contributions help pay for activities, decorations, and entertainment that make this a unique and unforgettable experience.

On behalf of the thousands of students who have attended this event, we are grateful for your generous donations in past years. We ask again for your support.

If you have any questions or need further information, please feel free to contact us via our website or call Kathleen Jespersen at 508-274-0505.

Sincerely,

Celebrations 2024 Committee
Board of Directors, Falmouth Together We Can, Inc.

Celebrations 2024 is a project of Falmouth Together We Can, Inc. a 501(c)(3) non-profit organization.
All contributions are tax deductible.

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- e. Approve Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.e.

ITEM TITLE: Vote to authorize the Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Stephanie Madsen, Sustainability Coordinator

ATTACHMENTS: 1. FAL - 20 Academy Ln -15165053 -Town Order of Taking OH(JO)-UG easement LLC_FEB26_2024 and 2. FAL Eversource Sketch EV Pole Mount w Legend Peg Noonan_MAR4_2024, 3. Spring2024-ART26 EVCharger-Stephanie.Madsen v2

PURPOSE:

In preparation for installation of Electric Vehicle (EV) charging station of a DC Fast Charger at Peg Noonan Parking Lot – 20 Academy Lane, Eversource requires an Easement approval of the land where the EV Charging will be installed. One charger (with 2 ports/connectors) will be installed.

BACKGROUND/SUMMARY:

- Town Meeting Members approved Article 26 on April 8, 2024, authorizing the Select Board to sign the Eversource Easement.
- The Town presently has no EV Fast Chargers for all electric vehicles. This installation will offer the first 2 ports open to the Public.

- One Autel DC Fast Charger (with 2 ports/connectors) will be installed on a thin slip of grass between parking spots.
- Stephanie Madsen, the Sustainability Coordinator, will oversee management of the EV charging station and work with a 3rd party vendor to manage the station, pay the electricity bill, charge a reasonable rate, and oversee maintenance.
- PowerPoint highlighting project details and images are attached.
- Electric line sketch attached for your review.
- Signatures and notary needed on attached document.

DEPARTMENT RECOMMENDATION:

The Sustainability Coordinator supported by Town Meeting vote Article 26 recommends that the Select Board approve the Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane.

OPTIONS:

- Motion to authorize the Select Board to approve the Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the Eversource Easement for Electric Service (for Electric Vehicle Chargers) at 20 Academy Lane as presented.

Michael Renshaw

Town Manager

4/16/2024

Date

EASEMENT FOR ELECTRIC SERVICE

WO#16170508-JO P#1227/2 w/ pole transformer
20 Academy Lane-Falmouth

KNOW ALL MEN BY THESE PRESENTS, that:

TOWN OF FALMOUTH, the duly elected and qualified Board of Selectmen of the Town of Falmouth, whose address is 59 Town Hall Square, Falmouth, Massachusetts in Barnstable County,

hereinafter referred to as the Grantor, for consideration of One Dollar (\$1.00), grants to

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY, a Massachusetts corporation, having its principal place of business at 800 Boylston Street, Boston, Massachusetts 02199, its successors, assigns and licensees,

VERIZON NEW ENGLAND, INC., a New York corporation, having a principal place of business at 125 High Street, Boston, Massachusetts 02110, its successors, assigns and licensees,

as tenants in common, hereinafter collectively referred to as the Grantees,

with quitclaim covenants, the right and easements (as more particularly described below) for underground lines for distribution of electricity, and lines for control, relay and communication purposes over, across, upon and under a certain parcel of land owned by Grantor (the "Premises") located at 20 Academy Lane in Falmouth, Massachusetts.

The Premises are more particularly described in the ORDER OF TAKING filed in the Barnstable County Registry of Deeds on May 5, 1925, and recorded in Book 417, Page 521.

The Premises are shown on "Plan of Land for Proposed Automobile Parking". And consisting of two lots of Land.

The easement rights granted herein are more particularly described as the right, from time to time and within the Premises, to install, construct, reconstruct, alter, extend, operate, inspect, maintain, repair, replace and remove (a) utility poles labeled 1227/2 and associated overhead wires, cables, insulators, fittings and fixtures, and all necessary cross-arms, guys, braces, foundations, anchors, and other supporting appurtenances deemed necessary by Grantee for the purposes specified above; (b) pedestals, concrete pads, transformers, switchgear and apparatus cabinets with the necessary wires, cables, terminals, fixtures and appurtenances deemed necessary by Grantee for the purposes specified above (hereinafter (a) and (b) are collectively referred to as "Equipment"), and (c) together with the right and easement to enter upon the Premises, including vehicular access for construction and maintenance purposes, as may be necessary from time to time for all of the foregoing purposes, utilizing existing paved ways and parking areas on the Premises to the extent practicable.

All Equipment shall be installed in conformance with Grantee's "Information & Requirements for Electric Service," as issued by Grantee from time to time. Any Equipment installed by the Grantor shall be maintained by the Grantor, and if Grantor fails to repair or maintain such Equipment, Grantee reserves the right to do so at Grantor's sole cost and expense.

All Equipment shall be installed in locations mutually agreed upon by Grantor and Grantee, and shall initially be approximately as shown on a sketch dated 11/13/23 which is attached hereto and incorporated herein as Exhibit A. To the extent that no location is determined in advance, the location of the easement shall be fixed by the actual installation of the Equipment, and, unless specified otherwise, shall be 15 feet in width, centered on the Equipment as installed.

Grantor may at any time, at its sole cost and expense, prepare and submit to Grantee for review and approval an "as built" plan of the Equipment in recordable form. Upon approval of such plan, and concurrently with the recording of such plan, the parties shall execute and record an amendment to this instrument, fixing the location of the easements granted hereunder to the locations and dimensions shown on such plan; provided, that Grantee shall have the right of access over the remainder of the Premises for all purposes contemplated by this agreement.

Grantor will not erect or permit any structures or obstructions which in the reasonable judgment of the Grantee might interfere with the safe operation and maintenance of the Equipment. Grantee shall have the right to cut down and keep trimmed all trees, bushes, underbrush and growth as the Grantee may from time to time deem reasonably necessary for the safe operation and maintenance of the Equipment.

All work by Grantor or Grantee under this Easement shall be done in a good and workmanlike manner by competent personnel or contractors, in conformity with all applicable permits, licenses, ordinances, laws and regulations, and free from any liens for labor or materials. The party performing the work shall be responsible for obtaining all applicable permits.

Except in the event of emergency, prior to commencing any work at the Premises, Grantee shall endeavor to provide Grantor with such notice as may be practicable under the circumstances, which may consist of telephone or other verbal notification.

The Grantee shall restore the surface of the Premises (by grading, paving or reseeding) wherever damaged by the Grantee by reason of its work as closely as reasonably practicable to the condition of such surface before such work.

In the conduct of all work, neither party shall unreasonably interfere with the business, operations or access of the other party, its employees, invitees or contractors, or any other person having an interest in the Premises.

Grantee shall have the right to connect the Equipment with its facilities located or which may be placed in private or public ways adjacent to the Premises. Grantee shall have the right to extend the lines from time to time, and the right to use the Equipment, to serve other customers of Grantee who may conveniently be served thereby.

Grantee shall indemnify, defend and hold harmless the Grantor, its successors and assigns, from and against any claim, cost, loss or liability incurred by Grantor for physical damage or injury resulting from the negligence or willful misconduct of the Grantee, its employees, agents and

contractors in the conduct of the work at the Premises pursuant to this easement. Nothing herein shall be construed to impose on the Grantee any liability for indirect, consequential, punitive or other special damages.

Grantor may request that Grantee relocate any of the Equipment installed by the Grantee to another location on the Premises acceptable to the Grantee. Such relocation shall be at the sole cost and expense of the Grantor.

Grantor shall have the right to use the Premises, and the right to grant to others the right to use the Premises, for all purposes that do not unreasonably interfere with the rights granted to the Grantee hereby.

All Equipment installed within the Premises pursuant to this easement shall remain the property of the Grantee and Grantee shall pay all taxes assessed thereon.

This easement is executed pursuant to, and shall be subject to, the Grantee's Terms and Conditions of Service, as filed with and approved by the Massachusetts Department of Public Utilities from time to time.

EXECUTED as an instrument under seal this ____ day of _____, 2024.

COMMONWEALTH OF MASSACHUSETTS

On this ____ day of _____, 2024, before me, the undersigned notary public, personally appeared Nancy Robbins Taylor, Edwin Zylinski II, Douglas Brown, Onjale' Scott Price and Robert Mascali , proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purpose, as an officer of The Town of Falmouth Selectboard.

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF THE TOWN OF FALMOUTH has caused its corporate seal to be hereto affixed and these present to be signed, acknowledged and delivered in it name and behalf by it's Select Board hereby duly authorized this _____ day of _____,2024

TOWN OF FALMOUTH

Nancy Robbins Taylor – Chair

Edwin P. Zylinski II – Vice Chair

**Douglas C. Brown – Select Board
Member**

Onjalé Scott Price – Select Board Member

Robert P. Mascali - Select Board Member

EVERSOURCE TO;
NEW POLE LOCATION 35' EAST OF 1227/1
-INSTALL NEW 45'CL1 POLE STENCIL IT 1227/2 605 SENT
-INSTALL NEW 3x1/OAL 25KV OH PRIMARY & NUETRAL
TDL=35'+/-
-INSTALL 3-6TFUSED CUTOUTS
-INSTALL 3-50KVA 3PH 22.8/13.2KV, 277/480V OH XFMR BANK
148 CODE
-INSTALL/BUILD NEW SECONDARY RISER FROM HANDHOLE
-MAKE SECONDARY CONNECTIONS IN HANDHOLE
CUSTOMER SUPPLIED IF NEEDED

******NOT SHOWN******

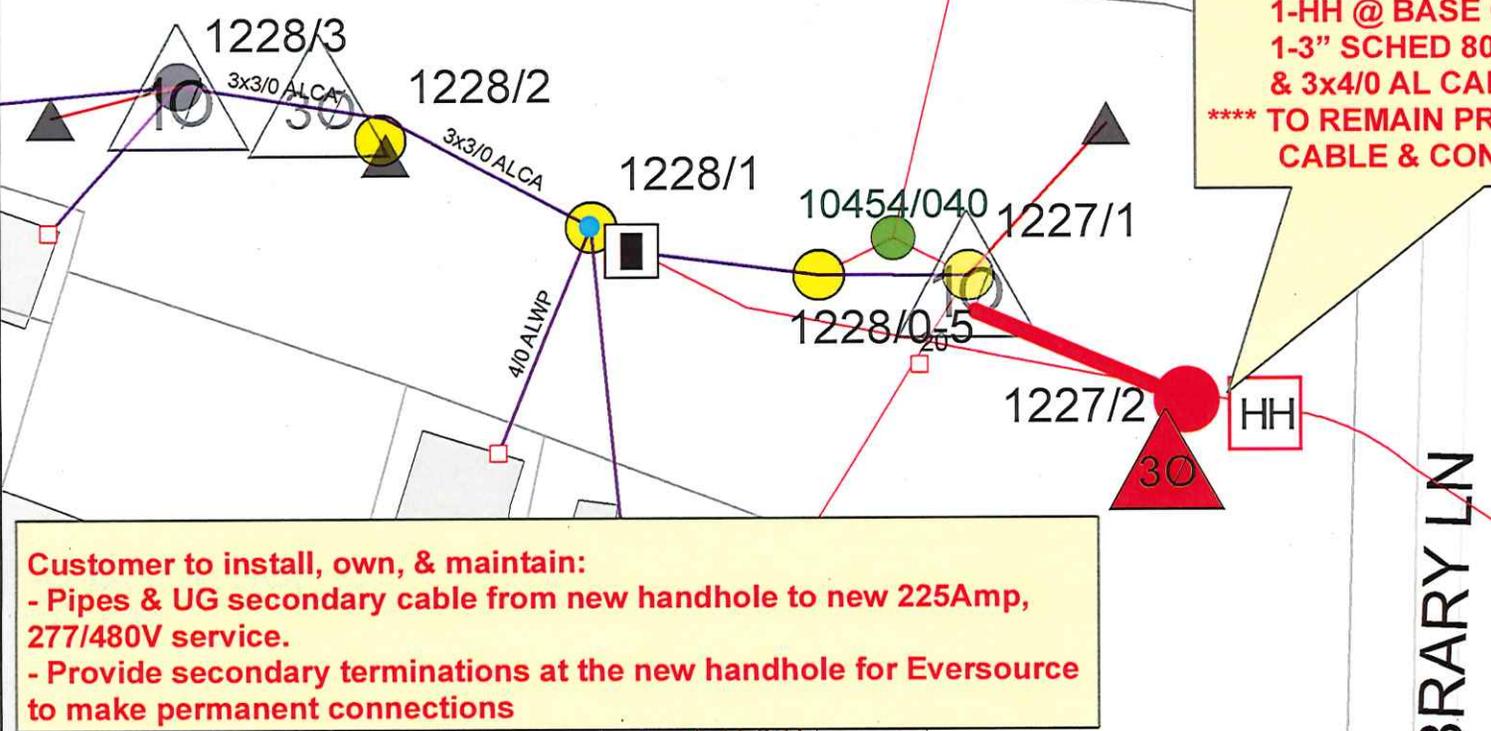
-POLE1098/1-5
-REPLACE EXISTING 3-15T FUSES WITH 3-40T FUSES

LEGEND:

-  Overhead Cable
-  Utility Pole
-  Pole Mounted 3P Transformer

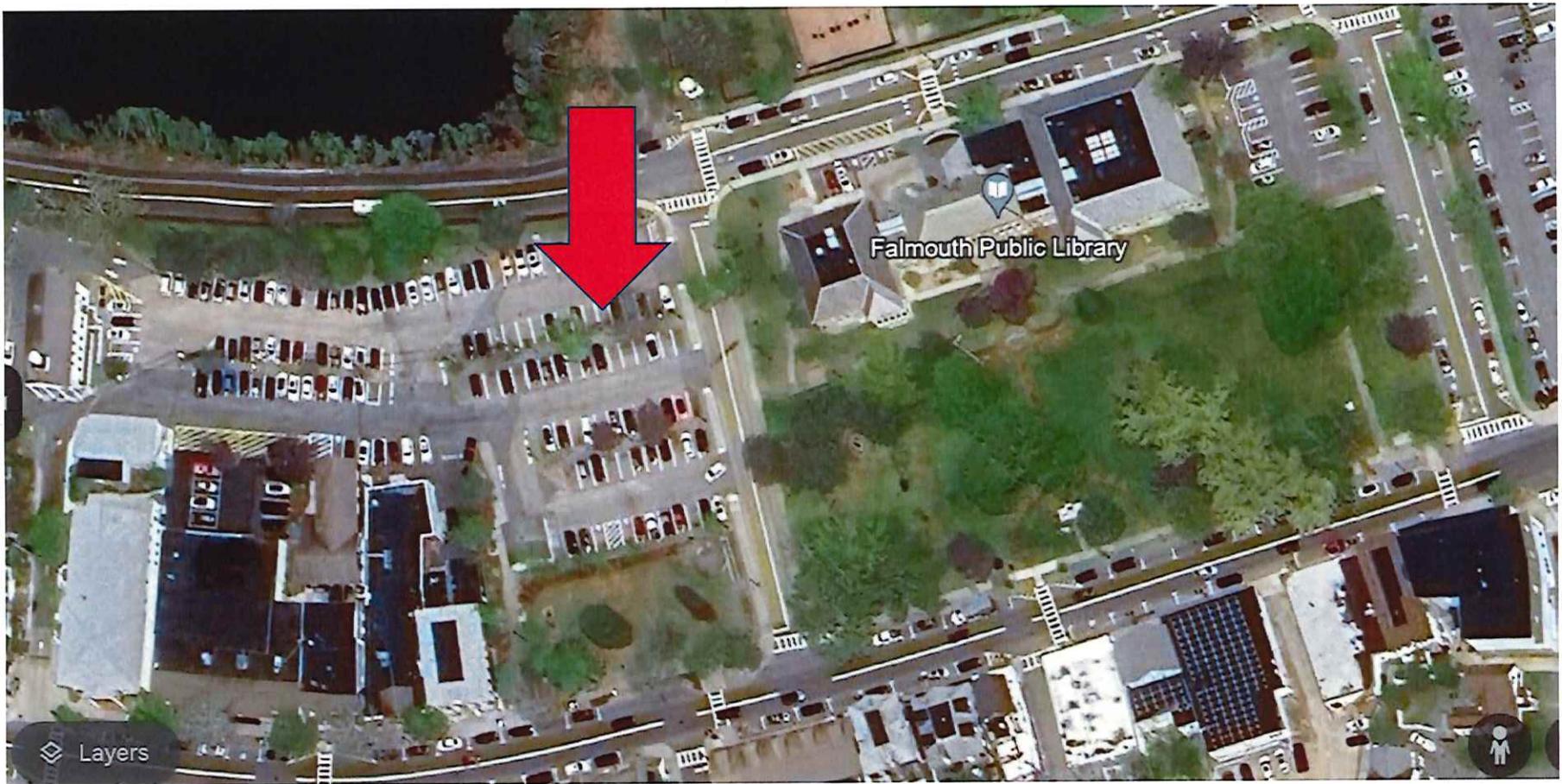
*******CUSTOMER TO*******

**** TO BE CONVEYED TO EVERSOURCE ******
1-HH @ BASE OF POLE ON PRIV PROPERTY
1-3" SCHED 80 2NDRY RISER CONDUIT
& 3x4/0 AL CABLE HH TO POLE
****** TO REMAIN PRIVATE ******
CABLE & CONDUIT HH TO HOUSE**



Customer to install, own, & maintain:
- Pipes & UG secondary cable from new handhole to new 225Amp, 277/480V service.
- Provide secondary terminations at the new handhole for Eversource to make permanent connections

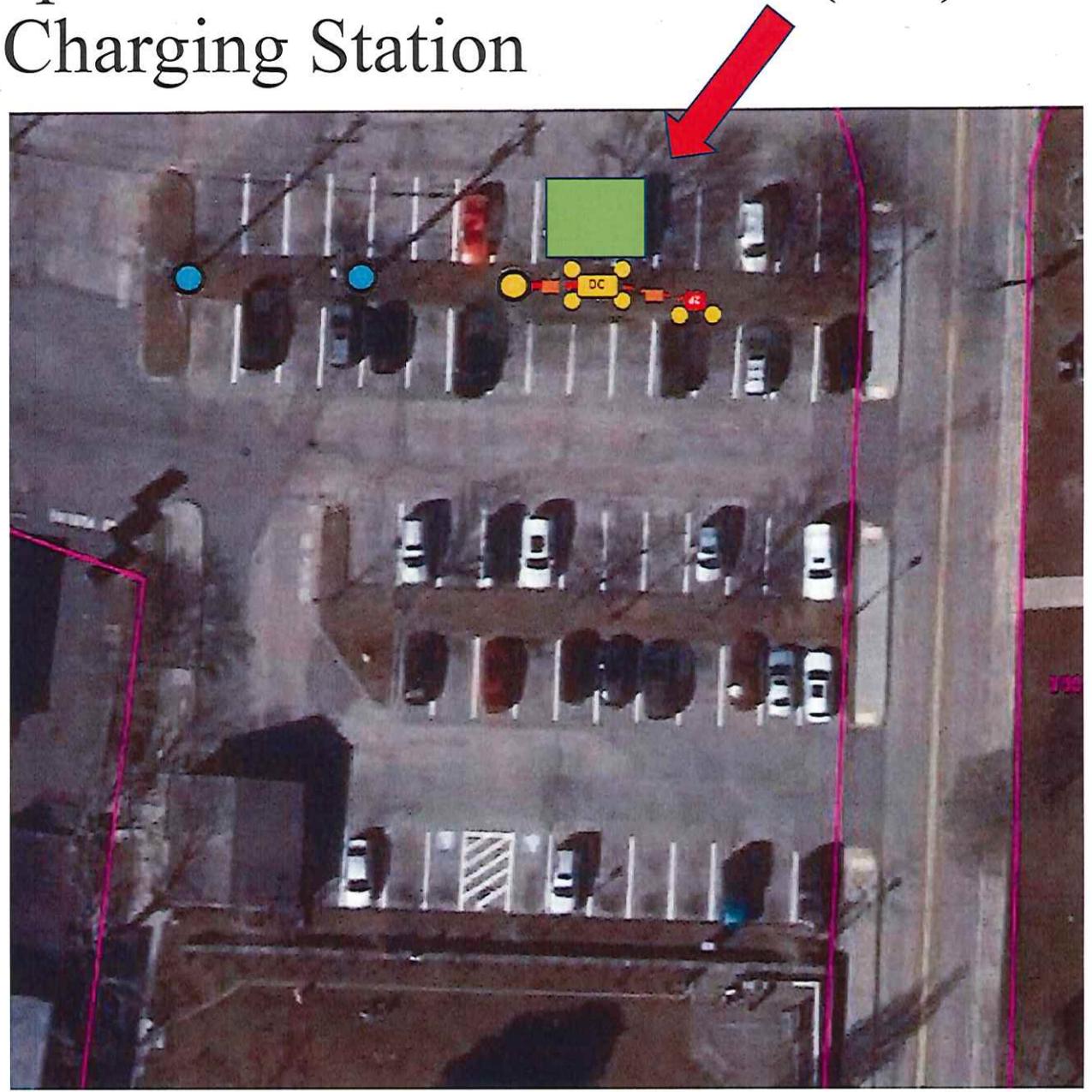
Article 26 – Eversource Easement for wire installation for planned Electric Vehicle (EV) Charging Station



Peg Noonan Parking Lot (20 Academy Lane)

Article 26 – Eversource Easement for wire installation for planned Electric Vehicle (EV) Charging Station

Funding was already provided by Eversource's EV Make Ready and MassEVIP Programs



Article 26 – Eversource Easement for wire installation for planned Electric Vehicle (EV) Charging Station

AUTEL

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[Company](#)



MaxiCharger DC Fast 60kW-240kW with 20kW Increments

Level 3 Electric Vehicle Charger

[Discover More](#)



Article 26 – Eversource Easement for wire installation for planned Electric Vehicle (EV) Charging Station

Electric Vehicle Fast Charger

- At Peg Noonan Parking Lot (20 Academy Lane)
- 1 Unit with 2 Cables (ports)
- Only 2 parking spots reserved for electric vehicles (EVs)
- Patron will be charged \$ for their electricity usage and operational costs
- A 3rd party vendor will operate, manage, pay the utility bill, and share 20% of net profit with the Town

Falmouth Town Meetings



OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- f. Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 125' (feet) of 1-4" conduit under town road near the intersection of Raymond Street. This work is necessary to provide electric service to 111 Jericho Path.



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.f.

ITEM TITLE: Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street. The work is necessary to provide electric service to 111 Jericho Path.

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Eversource petition documents dated January 23, 2024, Public Hearing Notice, April 17, 2024; Falmouth Town Engineer's Recommendation Letter; Site plan

PURPOSE:

The Select Board will consider the approval of a petition by Eversource to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street.

The work is necessary to provide electric service to 111 Jericho Path.

BACKGROUND/SUMMARY:

- Eversource Energy submitted the attached petition to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street.
- The work is required to provide service to 111 Jericho Path, and a notice to abutters was sent and a public hearing was held on April 17, 2024.

- The Town Engineer's Office recommends approval of the petition as presented, with the requirement that all street openings require a permit from the Engineering Office.

DEPARTMENT RECOMMENDATION:

The Town Engineer is recommending that the Select Board approve the petition by Eversource to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street. The work is necessary to provide electric service to 111 Jericho Path.

OPTIONS:

- Motion to approve the petition by Eversource Energy to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street as presented.
- Motion to deny approval of the by Eversource Energy to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street as presented.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the petition by Eversource to install approximately 125' of 1-4" conduit under the Town road near the intersection of Raymond Street as presented.

Michael Renshaw

Town Manager

4/18/2024

Date



PUBLIC HEARING NOTICE

You are hereby notified that a hearing will be held at Falmouth Town Hall in the Old Water Department Room at 3:00 p.m. on Wednesday, April 17, 2024, upon the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 125' (feet) of 1-4" conduit under town road near the intersection of Raymond Street.

This work is necessary to provide electric service to 111 Jericho Path.

Per Order of the Falmouth Select Board

*Publication Date: Friday, April 5, 2024, Falmouth Enterprise
Acct. #2056*



Town of Falmouth

Department of Public Works - Engineering Division

416 Gifford Street, Falmouth, MA 02540
Office: 508-457-2543, Fax: 508-548-1537

Nicholas Croft, Engineering Technician

nicholas.croft@falmouthma.gov

Date: April 18, 2024

To: Board of Selectmen

From: Nicholas Croft, Hearing Officer

Subject: Eversource – Petition to install underground conduit on Jericho Path and Raymond Street

A petition was submitted by Eversource to install $\pm 125'$ of 1-4" underground PVC conduit for service to #111 Jericho Path.

The Engineering recommendation is to approve the request as submitted on Plan No. 15854329, W/O #15854329, dated January 19, 2024.

Eversource Reminder: All Street Openings require a permit obtained from the Engineering Office.

Thank you,

Nicholas Croft
Engineering Technician
DPW Engineering Division

PETITION FOR
UNDERGROUND CABLE AND CONDUIT LOCATIONS
WO#15854329

January 23, 2024

Barnstable, Massachusetts
To the Select Board of Falmouth, Massachusetts.

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

request permission to locate underground cables, conduits, and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across the following public way or ways:

Jericho Path, Falmouth

To install approximately 125' (feet) of 1-4" conduit under town road near the intersection of Raymond Street.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to install and maintain underground cables, conduits, and manholes, together with such sustaining and protecting fixtures as it may find necessary, said underground cables, conduits, and manholes to be installed in accordance with the plan files herewith marked **Plan No. 15854329** Dated January 19, 2024.

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

By *Jessica Elder*

**Right of Way Agent
Jessica S. Elder**

**FORM OF ORDER FOR
UNDERGROUND CABLE AND CONDUIT LOCATIONS
WO#15854329**

SELECT BOARD FOR THE TOWN OF FALMOUTH, MASSACHUSETTS.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED: that the **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY**
be and it is hereby granted a location for and permission to install and maintain underground cables,
conduits and manholes, together with such sustaining and protecting fixtures as said Company may
deem necessary, in, under, along and across the public way or ways hereinafter referred to, as
requested in petition of said Company dated the 23rd day of January 2024.

All construction under this order shall be in accordance with the following conditions:

Cables, conduits, and manholes shall be installed substantially at the point indicated upon the
plan marked **Plan No.15854329** Dated January 19, 2024 filed with said petition. The following are
the public ways or parts of ways under, along and across which the cables above referred to may be
installed under this order.

Jericho Path, Falmouth

Install approximately 125' (feet) of 1-4" conduit
under town road near the intersection of Raymond
Street.

One (1) 1-4" conduit

This work is necessary to provide electric service to #111 Jericho Path.

I hereby certify that the foregoing order was adopted at a meeting of the Select Board of the
Town of Falmouth, Massachusetts held on the 22nd day of April
2024.

Clerk of Select Board

_____, Massachusetts _____ 2024.

Received and entered in the records of location orders of the Town of Falmouth Book
_____ Page _____.

Attest:

Town Clerk

We hereby certify that on April 17 2024, at 3:00 o'clock,
P. M. at Falmouth Town Hall a public hearing was held on the
petition of the

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

for permission to install and maintain the underground cables, conduits, manholes and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to install underground cables, conduits, manholes and fixtures under said order. And that thereupon said order was duly adopted.

**Select Board for the Town of
Falmouth, Massachusetts**

CERTIFICATE

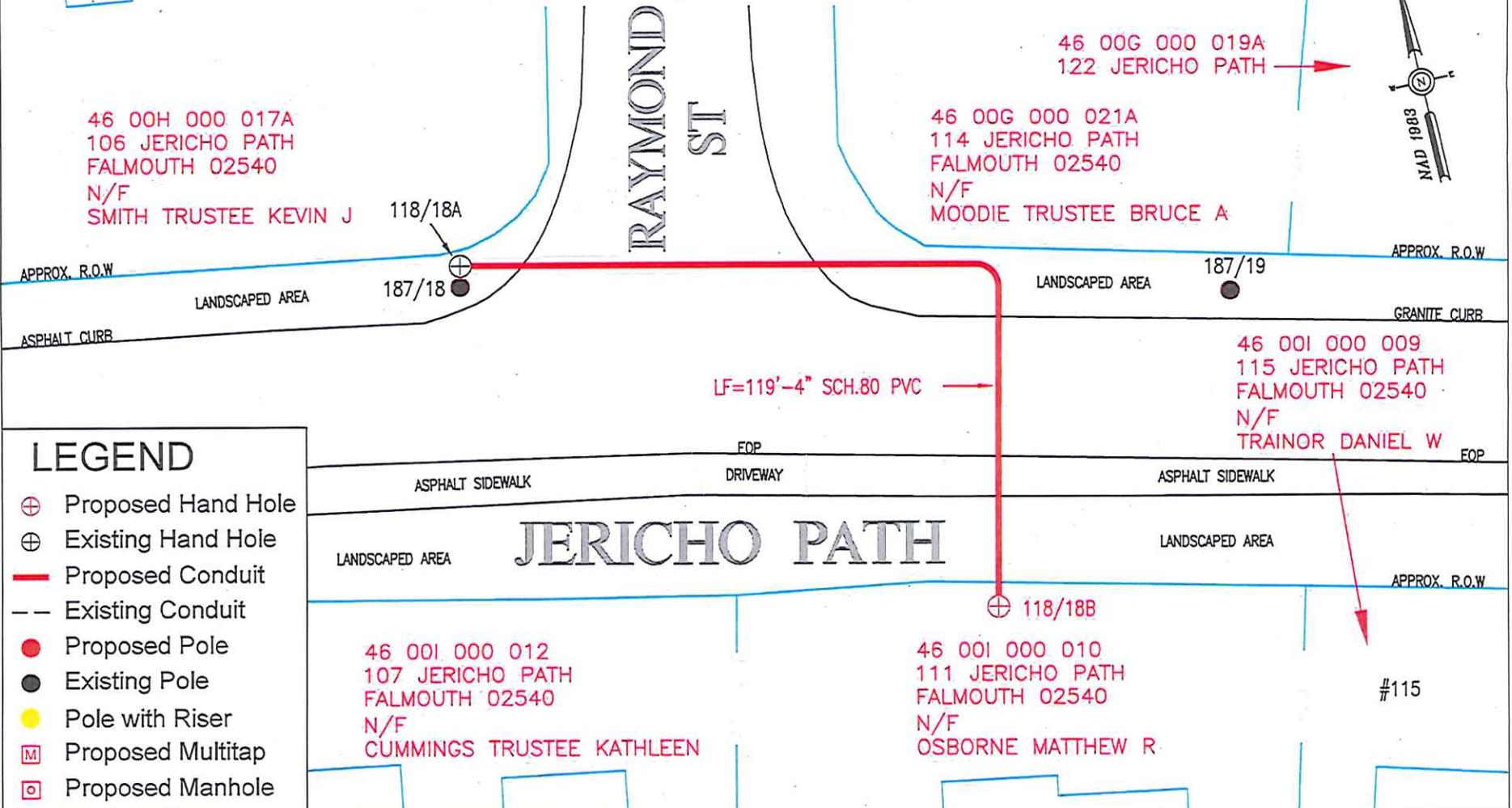
I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Select Board of the Town of Falmouth, Massachusetts, on the _____ day of _____, 2024, and recorded with the records of location orders of said Town, Book _____, Page _____.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

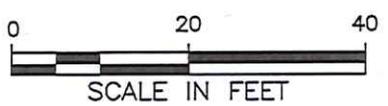
Town Clerk.

Plan to accompany petition of **EVERSOURCE ENERGY** to install
 125'± of 1-4" UG conduit by way of boring from pole 187/18;
 HH-118/18A to HH-187/87B under town road @ Jericho Path



LEGEND

- ⊕ Proposed Hand Hole
- ⊗ Existing Hand Hole
- Proposed Conduit
- - Existing Conduit
- Proposed Pole
- Existing Pole
- Pole with Riser
- Ⓜ Proposed Multitap
- Ⓢ Proposed Manhole



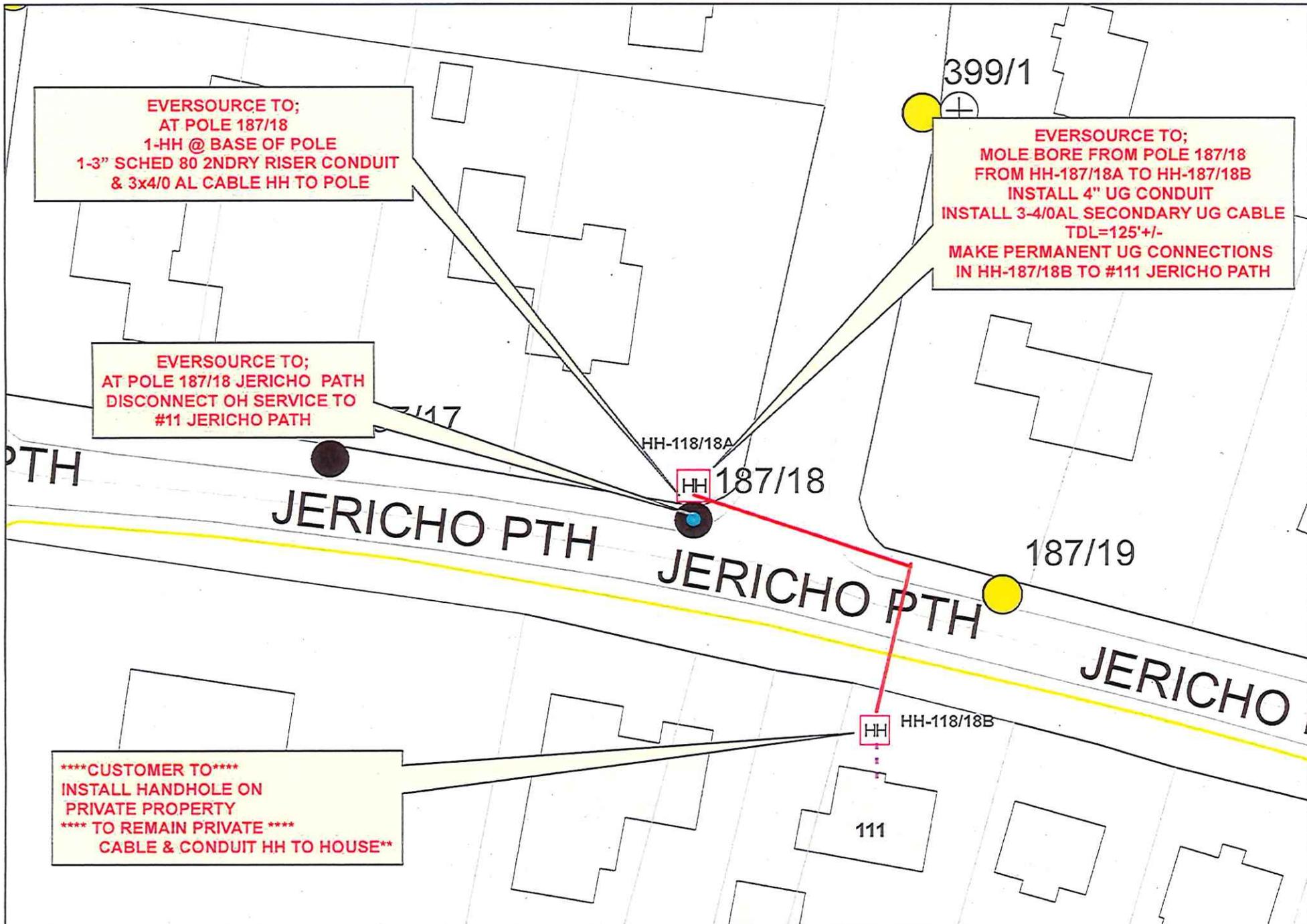
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MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
 BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

Plan #	15854329	<p>1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125</p>
Ward #		
Work Order #	15854329	Plan of JERICHO PATH
Surveyed by:	N/A	FALMOUTH
Research by:	JC	Showing PROPOSED CONDUIT LOCATION
Plotted by:	LM	
Proposed Structures:	LM	
Approved:	K RICE	Scale 1"=20' Date JANUARY 19, 2024
P#		SHEET 1 of 1



EVERSOURCE TO;
 AT POLE 187/18
 1-HH @ BASE OF POLE
 1-3" SCHED 80 2NDRY RISER CONDUIT
 & 3x4/0 AL CABLE HH TO POLE

EVERSOURCE TO;
 AT POLE 187/18 JERICHO PATH
 DISCONNECT OH SERVICE TO
 #11 JERICHO PATH

EVERSOURCE TO;
 MOLE BORE FROM POLE 187/18
 FROM HH-187/18A TO HH-187/18B
 INSTALL 4" UG CONDUIT
 INSTALL 3-4/0AL SECONDARY UG CABLE
 TDL=125'+/-
 MAKE PERMANENT UG CONNECTIONS
 IN HH-187/18B TO #111 JERICHO PATH

****CUSTOMER TO****
 INSTALL HANDHOLE ON
 PRIVATE PROPERTY
 **** TO REMAIN PRIVATE ****
 CABLE & CONDUIT HH TO HOUSE**

OPEN SESSION

CONSENT AGENDA

2. Administrative Orders

- g. Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 48' (feet) of 1-3" PVC conduit under town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to newly installed handhole 72/17H-A on customers property. This work is necessary to provide electric service to 169 Walker Street.



AGENDA ITEM SUMMARY SHEET

ITEM NUMBER: Consent Agenda – Administrative Orders 2.g.

ITEM TITLE: Approve the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property. The work is necessary to provide service to 169 Walker Street.

MEETING DATE: 4/22/2024

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

SUBMITTED BY: Mike Renshaw, Town Manager

ATTACHMENTS: Eversource petition documents dated January 23, 2024, Public Hearing Notice, April 17, 2024; Falmouth Town Engineer's Recommendation Letter; Site plan

PURPOSE:

The Select Board will consider the approval of a petition by Eversource to approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property.

The work is necessary to provide service to 169 Walker Street.

BACKGROUND/SUMMARY:

- Eversource Energy submitted the attached petition to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at

base of existing pole 72/17 to the newly installed handhole 72/17H-A on the customer's property.

- The work is required to provide service to 169 Walker Street, and a notice to abutters was sent and a public hearing was held on April 17, 2024.
- The Town Engineer's Office recommends approval of the petition as presented, with the requirement that all street openings require a permit from the Engineering Office.

DEPARTMENT RECOMMENDATION:

The Town Engineer is recommending that the Select Board approve the petition by Eversource to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property.

The work is necessary to provide service to 169 Walker Street.

OPTIONS:

- Motion to approve the petition by Eversource Energy to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property as presented.
- Motion to deny approval of the by Eversource Energy to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property as presented.
- Some other Board defined alternative.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

FINANCE DIRECTOR COMMENTS (IF APPLICABLE):

N/A

TOWN MANAGER COMMENTS:

The Town Manager recommends that the Select Board approve the petition by Eversource to install approximately 48' of 1-3" PVC conduit under Town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to the newly installed handhole 72/17H-A on customer's property as presented.

Michael Renshaw

Town Manager

4/18/2024

Date



PUBLIC HEARING NOTICE

You are hereby notified that a hearing will be held at Falmouth Town Hall in the Old Water Department Room at 3:00 p.m. on Wednesday, April 17, 2024, upon the petition of NSTAR Electric Company d/b/a Eversource Energy for permission to install approximately 48' (feet) of 1-3" PVC conduit under town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to newly installed handhole 72/17H-A on customers property

This work is necessary to provide electric service to 169 Walker Street.

Per Order of the Falmouth Select Board

*Publication Date: Friday, April 5, 2024, Falmouth Enterprise
Acct. #2056*



Town of Falmouth

Department of Public Works - Engineering Division

416 Gifford Street, Falmouth, MA 02540
Office: 508-457-2543, Fax: 508-548-1537

Nicholas Croft, Engineering Technician

nicholas.croft@falmouthma.gov

Date: April 18, 2024

To: Board of Selectmen

From: Nicholas Croft, Hearing Officer

Subject: Eversource – Petition to install underground conduit on Walker Street

A petition was submitted by Eversource to install $\pm 48'$ of 1-3" underground PVC conduit and one hand hole for service to #169 Walker Street.

The Engineering recommendation is to approve the request as submitted on Plan No. 15976117, W/O #15976117, dated February 9, 2024.

Eversource Reminder: All Street Openings require a permit obtained from the Engineering Office.

Thank you,

Nicholas Croft
Engineering Technician
DPW Engineering Division

PETITION FOR
UNDERGROUND CABLE AND CONDUIT LOCATIONS
WO#15976117

February 15, 2024

Barnstable, Massachusetts
To the Select Board of Falmouth, Massachusetts.

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

request permission to locate underground cables, conduits, and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across the following public way or ways:

Walker Street, Falmouth

To install approximately 48' (feet) of 1-3" PVC conduit under town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to newly installed handhole 72/17H-A on customers property.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to install and maintain underground cables, conduits, and manholes, together with such sustaining and protecting fixtures as it may find necessary, said underground cables, conduits, and manholes to be installed in accordance with the plan files herewith marked **Plan No. 15976117** Dated February 9, 2024.

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

By *Jessica Elder*

**Right of Way Agent
Jessica S. Elder**

**FORM OF ORDER FOR
UNDERGROUND CABLE AND CONDUIT LOCATIONS
WO#15976117**

SELECT BOARD FOR THE TOWN OF FALMOUTH, MASSACHUSETTS.

Notice having been given and a public hearing held, as provided by law, IT IS HEREBY ORDERED: that the **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and it is hereby granted a location for and permission to install and maintain underground cables, conduits and manholes, together with such sustaining and protecting fixtures as said Company may deem necessary, in, under, along and across the public way or ways hereinafter referred to, as requested in petition of said Company dated the 23rd day of January 2024.

All construction under this order shall be in accordance with the following conditions:

Cables, conduits, and manholes shall be installed substantially at the point indicated upon the plan marked **Plan No.15976117** Dated February 9, 2024 filed with said petition. The following are the public ways or parts of ways under, along and across which the cables above referred to may be installed under this order.

Walker Street, Falmouth

To install approximately 48' (feet) of 1-3" PVC conduit under town road starting at new handhole to be labeled 72/17H-B at base of existing pole 72/17 to newly installed handhole 72/17H-A on customers property.

**One (1) 1-3" PVC conduit
One (1) Handhole 72/17H-B**

This work is necessary to provide electric service to #169 Walker Street.

I hereby certify that the foregoing order was adopted at a meeting of the Select Board of the Town of Falmouth, Massachusetts held on the 22nd day of April 2024.

Clerk of Select Board

_____, Massachusetts _____ 2024.

Received and entered in the records of location orders of the Town of Falmouth Book _____
Page _____.

Attest:

Town Clerk

We hereby certify that on April 17 2024, at 3:00 o'clock, P. M. at Falmouth Town Hall a public hearing was held on the petition of the

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

for permission to install and maintain the underground cables, conduits, manholes and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to install underground cables, conduits, manholes and fixtures under said order. And that thereupon said order was duly adopted.

**Select Board for the Town of
Falmouth, Massachusetts**

CERTIFICATE

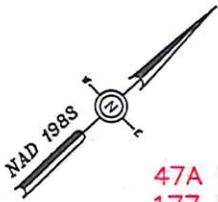
I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Select Board of the Town of Falmouth, Massachusetts, on the _____ day of _____ 2024, and recorded with the records of location orders of said Town, Book _____, Page _____.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

Town Clerk.

Plan to accompany petition of **EVERSOURCE ENERGY** to install **48'± of 1-3" UG conduit** by way of boring from pole **72/17** via Proposed HH **72/17H-B** to customer installed HH **72/17H-A** under town road @ Walker St.



47A 09 039 012
177 WALKER ST
FALMOUTH 02540
N/F
KLYCE JESSIE M

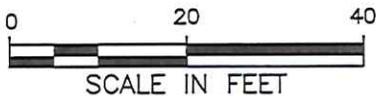
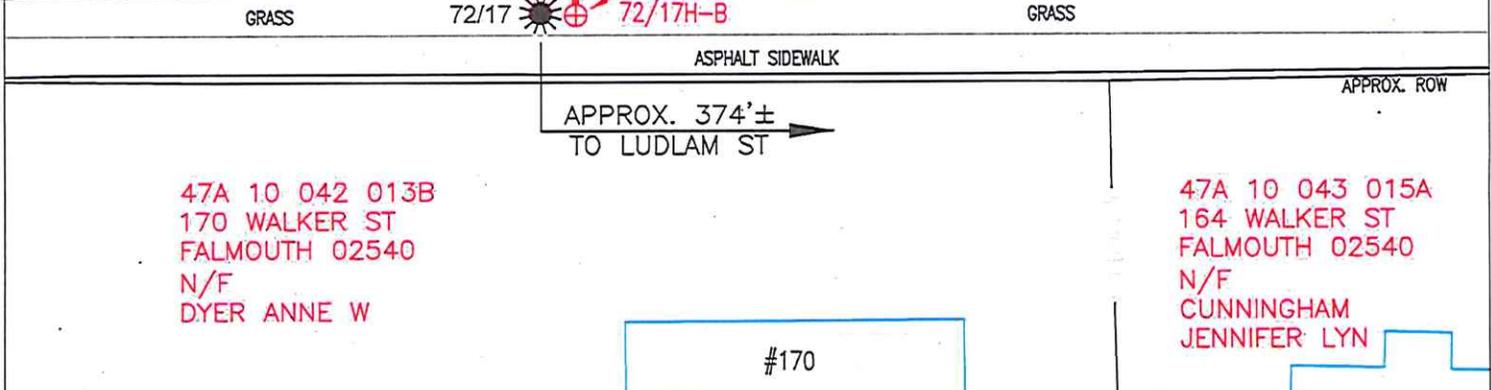
47A 09 038 011
169 WALKER ST
FALMOUTH 02540
N/F
DSILVA VIJAY G

47A 09 037 010
165 WALKER ST
FALMOUTH 02540
N/F
MORRIS RLTY TRUST
RUBY W STEELE



LEGEND

- ⊕ Proposed Hand Hole
- ⊕ Existing Hand Hole
- Proposed Conduit
- Existing Conduit
- Proposed Pole
- Existing Pole
- Pole with Riser



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MASS. LAW

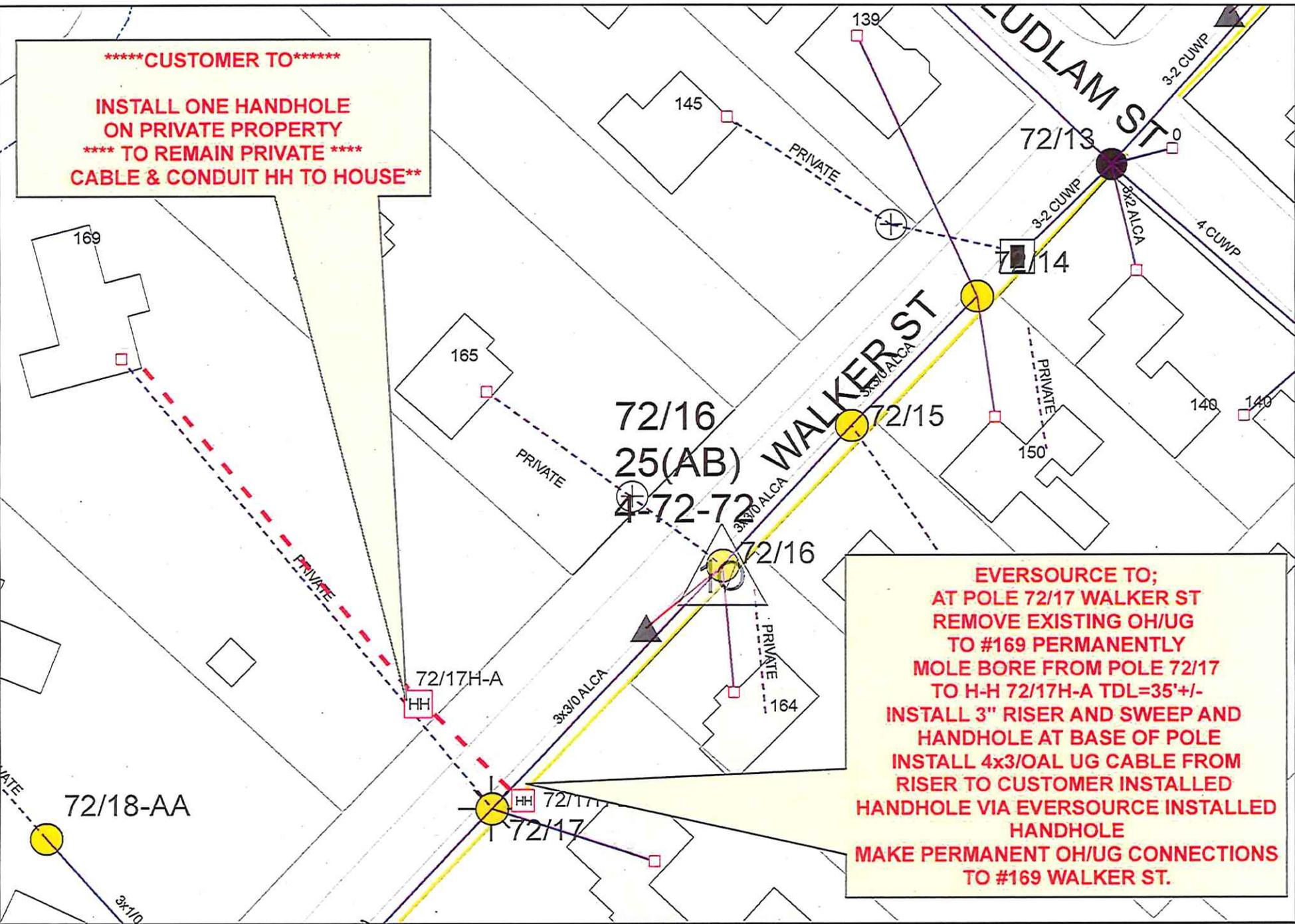
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

Plan #	15976117
Ward #	
Work Order #	15976117
Surveyed by:	N/A
Research by:	JC
Plotted by:	LM
Proposed Structures:	LM
Approved:	K RICE
P#	



Plan of WALKER ST	
FALMOUTH	
Showing PROPOSED CONDUIT & NEW HANDHOLE LOCATION	
Scale	1"=20'
Date	FEBRUARY 9, 2024
SHEET	1 of 1

******CUSTOMER TO******
INSTALL ONE HANDHOLE
ON PRIVATE PROPERTY
****** TO REMAIN PRIVATE ******
CABLE & CONDUIT HH TO HOUSE**



EVERSOURCE TO;
AT POLE 72/17 WALKER ST
REMOVE EXISTING OH/UG
TO #169 PERMANENTLY
MOLE BORE FROM POLE 72/17
TO H-H 72/17H-A TDL=35'+/-
INSTALL 3" RISER AND SWEEP AND
HANDHOLE AT BASE OF POLE
INSTALL 4x3/0AL UG CABLE FROM
RISER TO CUSTOMER INSTALLED
HANDHOLE VIA EVERSOURCE INSTALLED
HANDHOLE
MAKE PERMANENT OH/UG CONNECTIONS
TO #169 WALKER ST.

4-2

4-72-72
 SKETCH NOT TO SCALE

W.O.15976117
 169 WALKER ST
 FALMOUTH

1/17/2024
 PG 1 OF 1

EVERSOURCE
 PAT RODDEN

OPEN SESSION

MINUTES

1. Review and vote to approve minutes of meetings
 - a. Public Session – June 27, 2022 (#1, 2 and 3); October 30, 2023; March 25, 2024; April 1, 2024; April 8, 2024
 - b. Vote to Release Executive Session – February 12, 2024

April 22, 2024

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, JUNE 27, 2022 – 5:00 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

Select Board Present: Nancy Robbins Taylor, Chair; Onjalé Scott Price, Vice Chair; Sam Patterson; Edwin (Scott) P. Zylinski; Douglas C. Brown.

Staff Present: Peter Johnson-Staub, Acting Town Manager.

1. Call to order by Chair Taylor at 5 p.m. Mr. Patterson made a motion to convene the executive session M.G.L. c.30A s.21(a)(2) – To discuss strategy with respect to contract negotiation with non-union personnel (Town Manager) because to not go into executive session would be detrimental. Mr. Zylinski seconded the motion. The Select Board reserves the right to reconvene in open session. It was followed by a unanimous roll call vote in Open Session to go into Executive Session for the purpose of discussing the above-listed item, and to return to Open Session after discussion. Roll Call Vote: Mr. Patterson, aye; Mr. Brown, aye; Ms. Scott-Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, JUNE 27, 2022 – 6:00 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

Select Board Present: Nancy Robbins Taylor, Chair; Onjalé Scott Price, Vice Chair; Sam Patterson; Edwin (Scott) P. Zylinski; Douglas C. Brown.

Staff Present: Peter Johnson-Staub, Acting Town Manager.

1. Call to order by Chair Taylor at 6 p.m.
2. Hearing and Vote pursuant to the Falmouth Town Charter section C5-10(F) to determine whether or not the Town Manager should be removed.

Ms. Scott Price made a motion to remove the Town Manager pursuant to the Falmouth Town Charter section C5-10(F). Mr. Patterson seconded the motion. Roll Call Vote: Mr. Patterson, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye. Abstain: Mr. Zylinski.

Chair Taylor stated the Select Board will not hear public comment in this matter.

Mr. Patterson made a motion to adjourn. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

Chair Taylor stated the Select Board would reconvene at 7 p.m. in open session.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, JUNE 27, 2022 – 7:00 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

Select Board Present: Nancy Robbins Taylor, Chair; Onjalé Scott Price, Vice Chair; Sam Patterson; Edwin (Scott) P. Zylinski; Douglas C. Brown.

Staff Present: Peter Johnson-Staub, Acting Town Manager.

1. Call to order by Chair Taylor at 7 p.m.
2. Pledge of Allegiance
3. Recognition

Chair Taylor recognized the passing of Paul Glenn, who served on boards, was the Chair Community Preservation Committee, and gave a lot back to the Town. She sent her condolences to his family on his passing.

4. Announcements

Chair Taylor read a statement in the packet regarding the Disposition of Surplus Firearms.

5. Public Comment

Loretta Garrison, commented on the Town betterment to take private roads. Residents decided they did not want to own the roads, there were 31 private roads on the taking list in 2019, still 31 today. Asked to increase the size of the betterment fund and ensure the DPW has personnel available to handle the betterments. Residents fully finance the improvement of the roads, repaid through taxing process. The Town does not pay for portion of land adjacent to the roads it owns, the Town's share is paid for by residents.

Jack Ridder, Edgewater Drive West, sent an email to the Select Board requesting to review the issue regarding water on his road that was flowing away from the road. It is a private road. Spring 2021 there were changes to neighbors topography, driveways, patio, and now when it rains they have calf high deep water on the road and onto this driveway. Another neighbor's garage floods. Mr. Ridder went to the DPW in November 2021, they looked at the issue and cited 104 and 108 Edgewater Drive West was in violation based on what they have done. In March 2022 a letter issued stating that they no longer in violation. He asked they be cited for all the things he mentioned in the email. He would like to review this with the Select Board.

Steven Cohen, 597 West Falmouth Highway, representing West Falmouth residents and stated they are concerned about that West Falmouth does not have adequate fire and emergency service resources. He read an email he sent to the Town Manager and Select Board Chair. He noted a reduction in daytime weekend coverage of the West Falmouth Fire Station. Death of resident on 6//22 who suffered a fatality when the station was closed and another on the bike trail when the facility was closed. Survivability of cardiac events relies on timely response of EMS. He heard a rumor that there will be limited or no lifeguards at Chappy Beach, limited intervention available for life-threatening events. He requested a review of why the station was not staffed and why the assigned vehicle was not in the back lot. There were four firefighters stationed in the North Falmouth Station, two would have been available in West Falmouth if it had been able to be staffed.

Maureen Harlow Hawkes, 9 Old Dock Rd., continued reading the statement begun by Mr. Cohen.

Erin Perry, Deputy Director of the Cape Cod Commission, reported the One Cape Summit held August 1-2, 2022 will be held in person. Housing, climate impacts, freshwater resources, and other issues. Partnering

with Municipal Leaders Association to host August breakfast meeting. Invited the Select Board to participate and reported sending invites previously.

Maureen Harlow Hawkes noted that this weekend Falmouth PD and others donated vehicles for the Touch a Truck event at Falmouth Highschool. They did a great job.

TOWN MANAGER'S PRELIMINARY REPORT

Mr. Johnson-Staub reviewed his report in the packet.

No concerns on the transfer of license.

Shiverick's café no issues raised from staff.

COMMITTEE INTERVIEWS

1. Interview and vote to reappoint committee member
Historical Commission – Lee Drescher
Mr. Patterson made a motion to appoint Lee Drescher to an alternate member position with a term ending 6/30/25. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.
2. Vote committee reappointments
Mr. Patterson made a motion to approve the committee reappointments in the packet. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

7:30 pm PUBLIC HEARINGS

1. Wetlands/Dock – Simon and Irina Streltsov – Application for Special Permit for a permanent license to supersede existing interim License #4487 and to allow redevelopment of existing dock in the same location in the waters of Childs River located at 8 Edgewater Drive East, East Falmouth
Ms. Scott Price read the hearing notice.

Wayne Tavares, Landscape Architect and Wetland Scientist. He has permit from the Conservation Commission for an interim license for an existing dock. Described the dock.

Public Comment: none.

Ms. Scott Price made a motion to close hearing. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

Mr. Patterson made a motion to approve as recommended by the Conservation Commission. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

2. Wetlands/Dock – John P. Graci, Sr. and Diane M. Graci – Application for Special Permit for permission to construct and maintain a private residential 4' x 32' pier, with two (2) 6' x 8' "T" end in and over the waters of Flax Pond located at 23 Southview Way, East Falmouth
Price read the hearing notice.

Attorney Kevin Klauer was present and representing the applicants. Seasonal dock, approved by the Conservation Commission, order of conditions issued in 2021.

There are no special permits for this project.

Public comment: none.

Ms. Scott Price made a motion to close the hearing. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

Mr. Patterson made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

3. Application for a Transfer of License, and Pledge of License and Inventory of an All Alcoholic Beverages Package Store License – Kenyon Market & Liquor, LLC d/b/a Kenyon's Market, 769 East Falmouth Highway, East Falmouth

Ms. Scott Price read the hearing notice.

Attorney John Meridian, 56 Central Ave., was present representing the applicant. Transfer of business ownership, no changes to the store, and will remain at the same location. The Manager of record is TIPS certified, use an ID scanner system.

No other alcohol ownership in Falmouth.

Mr. Patterson reminded the applicant is responsible for their employees and running according to MA law.

Public comment-none.

Ms. Scott Price made a motion to close the hearing. Mr. Zylinski seconded the motion. Vote: Yes-5. No-0.

Ms. Scott Price made a motion to approve transfer of the license. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

4. Application for a New All Alcoholic Beverages Common Victualler License – Olive Restaurants, Inc. d/b/a Shiverick's Café & Bar located at 285 Main Street, Falmouth

Ms. Scott Price read the hearing notice.

Attorney Kevin Klauer representing the applicant. The restaurant has 62 seats with no exterior seating. The manager has had a liquor license at Steve's Pizzeria and is TIPS certified.

Mr. Zylinski said his nephew works as a delivery driver for Steve's Pizzeria. Attorney Klauer said this was of no issue to him.

Public comment: none.

Ms. Scott Price moved to close the hearing. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

Ms. Scott Price moved to approve. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

BUSINESS

1. Presentation of Draft Great Pond Targeted Watershed Management Plan – Water Quality Management Committee (WQMC)

Amy Lowell, Wastewater Superintendent and Eric Turkington Chair WQMC. Ms. Lowell made a PowerPoint presentation in the packet. Goal is to define a specific nitrogen compliance plan for the Great Pond Watershed. Priority is to identify an effluent discharge site for Great Pond Watershed flow with consideration for future flows.

The Select Board heard a presentation on this subject in December 2021, now at the point where proposing to send the draft to the State.

Great Pond recommended plan to meet TMDL was reviewed.

Can capacity be built in to do the Maravista peninsula? Ms. Lowell said the southernmost end of the peninsula beyond the proposed sewer area. In the last project sewerage was not down to the water, the main driver for the Town sewerage at this point is nitrogen loading, the toe of the peninsula and bottom of Acapesket peninsula areas are outside the watershed to the pond. The flow from those properties flows directly to Vineyard Sound. There is an issue of maintaining infrastructure in the flood zone, most severe at the end of the peninsulas and will be taken into consideration. Issue is the capacity is so expensive, we need to choose what we are spending it on. There are lots of property owners who want to connect to

sewer, the town has been prioritizing watershed areas. Title V compliance, it is a challenge, but the Board of Health has been working with people in Falmouth Heights to have septic systems sited on their properties that will meet the requirements.

The issue is not the money for the pipe, but the treatment capacity and discharge. People offer to pay to get connected to the sewer, it is not just the cost of the pipe, it is developing the treatment and discharge capacity. There is additional capacity in the pipe, they look at reasonable expansion in the area. We have potential expansion in some areas, but just because it is there does not mean people can pay for their pipe and connect to it.

Eric Turkington noted DEP was adamant when doing Little Pond, they would not let them go one house outside the circle.

Using Allen and Augusta parcels are a concern to Mr. Patterson. Outfall has the best interest and best return on investment. Mr. Turkington said there is so much volume of water from the lens, the outfall amount would be insignificant. However, the outfall is entirely about cost, they will have an idea on cost by the end of the year. They will come back to the Select Board on the cost of the outfall.

Mr. Brown asked about an additional sewer main through East Falmouth, maybe Central Ave. If the Select Board were to consider that, does it cause any problems for planning. Mr. Turkington said it would be a problem, this plan is going to Boston, with a new plan it would be a whole separate plan. Mr. Brown came to the WQMC with this idea, the committee took it up at the following meeting and members agreed there was lack of detail and benefits with the plan and did not feel the current plan should be amended. The nitrogen is coming from houses on small lots but running the sewer down Route 28 does not get us closer to reducing the nitrogen in the estuaries.

Chair Taylor said the plan is not being accepted by the WQMC. It is not recommended by WQMC and not a part of the plan we are being asked to approve.

Mr. Patterson noted looking at the Cape Cod Commission study on where it makes sense and has the least impact of the density of affordable housing, can we use this as consideration.

Mr. Brown made a motion to vote to approve the draft great pond targeted Watershed Management Plan and submit to the State to begin the MA Environmental Policy Act review process. Mr. Patterson seconded the motion. Vote: Yes-4. No-0. Abstain-1 (Chair Taylor.)

Mark Finneran commented that running a pipe to Kenyon's, he understood we were opening up the mouth and installing a new bridge to address this. If the ocean outfall pipe is the way to go, would that open up the Allen Parcel for affordable housing, workforce housing, or development? Or is that land off limits?

Mr. Turkington explained the Allen Parcel was acquired for conservation, but one quarter was acquired for municipal services. Augusta parcel, 50% open space and other 50% for wastewater and sewer use. If we are not going to use Augusta parcel, could argue at least half the parcel could be used for other purposes. With a town meeting vote they could be used for something else if not used for what they were originally voted on.

2. Report – Transportation Committee

Allison Lichen, Vice Chair, introduced the committee members. Submitted their written report, which she is presenting but was developed with input of all members. If the Town Manager and Select Board had supported their ideas, they could have done more. They identified high impact projects with little or no money needed from the Town. Wayfinding signage from bike path to downtown businesses, the former Town Manager was supposed to appoint a committee, however no committee was appointed by the former Town Manager and the Select Board did not hold him to that vote.

Embarkation Fee fund has over \$1 million in it, Town funds are being used to carry out crossing projects. The committee was not provided information from the former Town Manager or the Select Board.

Ms. Lechen and Chair DeWitt have resigned.

Ralph Herbst, was disappointed the most in the actions between the Committee, Select Board, and Town Manager when the Town Manager wanted the word Management removed from the committee title. The

Select Board named the committee, it was reinstatement of the former committee who resigned en masse. Taking management out of the title showed him no support at all, the Select Board developed the mission statement and decided not to change that, but changed the title which was punitive. He has served on other committees and has never worked with a more talented, dedicated, educated group of people than the Select Board appointed on this committee. The Select Board did not respect that, he urges reconsidering how the Select Board conducts business with committees they feel are so important and how the Select Board conducts themselves with the Town Manager. There are a lot of committees in Town that need more respect from the Select Board.

Mr. Brown commented that he did not feel good about changing the name of the committee, but they were having difficulty having their recommendations pushed by the administration and were trying to give the Town Manager support getting him back on board working with the committee. The report has a lot of important work that has yet to be done and he hopes the Select Board takes these recommendations and moves them forward. The committee has worked hard, the Select Board tried to get things done, but were not effective.

3. Update on Curbside Trash and Recycling Collection

Mr. Johnson-Staub noted quite a bit of frustration because Republic Service has been unable to get the routes done. The contract transferred from Republic Services to Waste Connections July 1, 2022. The local company acquired is Nauset Disposal and EL Harvey. Waste Connections will have the numbers of trucks to get the pickups done daily. The number to contact at this time is still DPW and Republic Services.

Chair Taylor asked the 6/23/22 media release on the website, be advertised more clearly.

Mr. Johnson-Staub updated the website to make it clear on what date the trash and recycling transition will occur. He does not anticipate relief prior to July 1.

Mr. McConarty said that the last couple weeks pickups have gotten worse through Republic Services. Waste Connection staff meeting to go through what to pick up. Republic has been in Town for 25 years, they are not leaving the Town on good terms. DPW staff is subsidizing and offsetting Republic's work for the call center. There is no charge at this time for the waste management facility and it is closed Sunday and Monday.

Recycling totes will help the new operator to be more efficient with their collection. Mr. McConarty said the totes will be delivered to the Town around July 15, 2022. 21,000 containers, about 2-3 weeks to deliver.

Mr. Zylinski asked if there is any room in the contract to include that if Waste Connections cannot fulfill their contract, could they employ ad hoc companies to use in the meantime to pick up the slack? Mr. McConarty said Waste Connections is buying a lot of subsidiary companies, they have other trucks and resources that Republic did not have. The Town will talk with Waste Connections, EL Harvey, and Nauset about what needs to be done; they will have a route supervisor in Town to look at complaint areas. The trucks and employees will go with Waste Connections, so the same trucks, same employees picking up now, so it will not be all new drivers. Waste Connections is aware that Republic Services has not held to their commitments to the Town and the new company will have to pick up.

Mr. Patterson asked if the new containers will be picked up by a particular truck; will this new service going to be able to handle the new recycling containers?

Mr. McConarty said the trucks on the road now do have the ability to pick up those containers. They are looking at the larger trucks that do trash and recycling.

Mr. Brown asked if automated trash barrels are in the contract? Mr. McConarty will look at this in the next couple years. He would like to have another article go through Town Meeting to see about trash totes; then it will be fully automated. Mr. Brown suggested that be discussed this week. Mr. McConarty said this week's conversation will be about getting the trucks out and picking up the trash.

Mr. Johnson-Staub agreed with Mr. Brown, it is in everyone's interest to automate, there is not specific information in the contract at this time, if we can, than they could approach them to make a contract change.

4. Act on application for approval of Local Initiative Plan to create one affordable rental unit located at 462 Teaticket Highway, East Falmouth

Mr. Johnson-Staub noted this is a by right dwelling unit, site plan approval reviewed by the Planning Board. The zoning provision to add the unit, must be affordable and Local Initiative Approval from the Select Board to count this unit. This is terrific news, it is within the existing structure. There is no subsidy involved.

Mr. Brown made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

CONSENT AGENDA

1. Licenses

- a. Application for a Change of Manager of a Lodging House License – Inn on the Square located at 40 North Main Street, Falmouth
- b. Approve application for a Special One-Day Wine & Malt Beverages License – Gray Matter Marketing – Cape Cod Brew Fest – Cape Cod Fairgrounds, 1221 Nathan Ellis Highway, East Falmouth on Saturday, September 24, 2022 from 2:00 – 5:30 pm.
- c. Approve application for two Special One-Day Wine & Malt Beverages Licenses – Silver Beach Improvement Association - association tennis courts at the corner of West Avenue and Ocean View Avenue, North Falmouth– Saturday, August 6 and Saturday, August 27, 2022

Mr. Patterson made a motion to approve items a-c. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

2. Administrative Orders

- a. Vote to accept a donation in the amount of \$500.00 from David's Old Silver Swim, Inc. c/o Robert Catalano to the Beach Donations Account to fund the Dr. David Garber "Dare to be Great" Award given to a lifeguard during the annual banquet
Mr. Patterson made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.
- b. Vote to accept a donation in the amount of \$732.60 from the Old Stone Dock Association to the Beach Donations Account to fund the 14 window boxes for the Ellen T. Mitchell Bathhouse at 56 Surf Drive, and
- c. Vote to expend those funds for paying the Soares Flower Garden Nursery invoice dated 5/31 for 48 pink New Guinea impatiens, 32 blue scavola, and planting services

Mr. Patterson made a motion to approve items b and c. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

- d. Appoint Onjalé Scott Price as liaison to Affirmative Action/Diversity Committee
Mr. Patterson made a motion to approve. Mr. Zylinski seconded the motion. Vote: Yes-5. No-0.
- e. Approve Eversource petition to relocate 1 JO pole labeled 211/3 approximately 30' (feet) southwest towards pole 211/4. Pole to be relocated for customer at #58 Montauk Street.

Mr. Brown made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

- f. Approve request for variance to sign code §184-30C (Special Events) – Falmouth Fireworks Committee – temporary banner – Falmouth Heights – June 28 - July 5, 2022
Mr. Patterson made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

- g. Approve request for variance to sign code §184-20 – Falmouth Rotary Club – off premise sandwich board promotional signs – June 28 – July 9, 2022
Ms. Scott Price made a motion to approve. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

3. Review and Vote to Approve Minutes of Meetings

Public Session
May 12, 2022

Mr. Patterson made a motion to approve. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

June 6, 2022
Held.

June 13, 2022
Held.

June 21, 2022
Held.

TOWN MANAGER'S SUPPLEMENTAL REPORT

The next Select Board meeting will be held on 7/11/22.

Topics to be sent to the Select Board soon include the conversation with the FPD about community safety, gun permits, how to get guns taken away, community policing, and Social Workers for the FPD.

Strategic planning schedule and looking at series of policy sessions culminating with a strategic planning session in September.

Preliminary fiscal year 2024 priority budget discussion, in advance of the budgeting process.

Potential lease proposals for the former Water Department Property at 10 Trotting Park Road.

WQMC, presentation on the action grant for sewerage infrastructure.

Coastal resiliency approach.

Fireworks 7/4/22, Barnstable's were cancelled due to failure to manage plover issues. He asked the public to comply with restrictions regarding the plovers. Chief Dunn was able to get 21 MA State Police Troopers to agree to work a July 4 detail. Rain date is 7/5/22.

SELECT BOARD REPORTS

Mr. Brown:
Sailed on SEA Education sailboat.

Mr. Patterson:
Attended two Eagle Scout Courts of Honor.

Mr. Zylinski:
Visited with Falmouth Veterans Collaborative, 1st and 3rd Tuesday of each month, food bank for veterans. This is a very important service and well run. Register 508-778-1590 for the Veterans Outreach Center.

DISCUSSION OF FUTURE AGENDA ITEMS

Revisit Transportation Committee recommendations and how the should think about how to rebuild that committee.

Affordable housing initiatives and update on how they are being pursued.

Update on #4 Embarkation Fee update, complaint was sent to the MA Inspector General's office, what was the result?

Report on the concerns about West Falmouth Station identified tonight, and the impact of the closure of the station.

Mr. Zylinski made a motion to discuss the concerns about the West Falmouth station and recent events. Mr. Brown seconded the motion. Vote: Yes-5. No-0.

Budget prioritization, Mr. Brown feels they will need to make a larger commitment to fire staffing in the next year.

Ms. Scott Price made a motion to adjourn. Mr. Patterson seconded the motion. Vote: Yes-5. No-0.

Respectfully Submitted,
Jennifer Chaves
Recording Secretary

DRAFT

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, OCTOBER 30, 2023 – 6:00 P.M.
FALMOUTH SENIOR CENTER
780 MAIN STREET, FALMOUTH, MA 02540

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

Present: Nancy Robbins Taylor, Chair; Edwin (Scott) P. Zylinski, Vice Chair; Onjalé Scott Price; Robert P. Mascali, Esq.

Present via telephone: Douglas C. Brown.

Staff Present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager.

6:30 p.m. OPEN SESSION

1. Chair Call to Order at 6pm.

Mr. Zylinski made a motion to convene the executive session under M.G.L. c.30A s.21(a)(3) – To discuss strategy with respect to collective bargaining - Falmouth Library Association contract renewal because to not go into executive session could prejudice ongoing negotiations. Ms. Scott Price seconded the motion. It was followed by a unanimous roll call vote in Open Session to go into Executive Session for the purpose of discussing the above-listed items, and to return to Open Session after discussion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

2. Chair Taylor reconvened the open session at approximately 6:30pm and announced that the Falmouth Library Association Contract renewal was approved by the Select Board in Executive Session.

3. Pledge of Allegiance

4. Recognition

None

5. Announcements

Chair Taylor announced Mr. Brown participating remotely for this meeting and all Select Board votes will be made by roll call.

6. Public Comment – General

Richard Porter, Jeffrey Lane, full time resident, supports the extension of the sewer project and read a statement. It is the most viable solution to improve nitrogen loading in Great Pond. Falmouth needs more wastewater treatment centers. Financial burden of replacing their private septic system would be significant compared to the cost of the betterment of the sewer project and hook up would be much easier. He encouraged the Town move forward with the sewer treatment project in Teaticket.

Josh Bound, Green Pond Road, in support of Warrant Article 6. Great Bay has a nitrogen crisis, Article 6 is beginning of the master plan publicized by the Town in December 2022. Plan was comprehensive and included alternative technologies. Striking how moderate the temporary sewerage area and he supports this article and if it is not moved forward, everything is put on hold.

Michael Palmer, North Falmouth, spoke of the importance of affordable housing. Housing uncertainty has been constant for him since moving to Falmouth two years ago. The people who fill crucial roles in the community, including police, fire, and the hospital are having difficulty and he hopes to this will improve for the people we all rely on.

7. Public Comment – Comments Specific to 375 Sandwich Road 40B Project

Tom Zine, East Falmouth, extended time to 8 minutes for comments by four individuals. Save Sandwich Now opposes this project. The Cape Cod Commission (CCC) told them that if they were asked, the CCC would review the project. Mr. Zine asked that it be referred to the CCC as a development of regional impact; need traffic study. Light and sound pollution studies should be done. Psychological effects need to be considered. Hydrology study, Falmouth already faces water restrictions every year. Nitrogen loading summary. Letter A in the packet, Town on a mandate from the State to reduce nitrogen. The project is in a nitrogen sensitive area. Letter B refers to box turtles. Need an environmental study. Letter C in the packet. Habitat destruction while testing caused chaos and havoc to wildlife species. Adjacent to the Coonamessett River restoration. Coonamessett Greenway affected by loss of the forest. Density issues, the density at 2.5 ppl per unit, density of this project is 50 people per acre. The population in Town will increase by about 2%. Thanked Falmouth for rejecting this project.

Laura Innis asked the project to be sent to the Conservation Commission for review. Home to various wildlife, migration area, she hopes this could be built downtown. If it proceeds at this location, count of the trees, test the sand, it may be harmful to build there pending the fill. The land and water are what gives Cape Cod the economic value.

COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - a. Human Services Committee

Linda Sattel: withdrew her application.

Howard Lipton

Mr. Lipton has experience in Human Services, he is an attorney. He reviewed his work experience, which included human services. He was an attorney in related organizations. He has been retired for five years, a resident of Falmouth for three years, and seeks this opportunity.

Mr. Brown made a motion to appointment Howard Lipton. Ms. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

PUBLIC HEARINGS

1. Application for renewal of Shellfish Aquaculture Permit #A19-03 – Daniel Ward, Ward Aquafarms, LLC – Site identified as Site B in the Falmouth Statement of Qualifications issued 7/5/2019 within a perimeter of approximately 0.5 acre in Bel Pond Approximately 200' west of Washburn Island

Mr. Zylinski read the hearing notice.

Mr. Renshaw referred to the packet to highlight points.

Mr. Ward stated the project is going well.

Public Comment: None.

Ms. Scott Price made a motion close the hearing. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Ms. Scott Price made a motion to approve. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

2. Application for renewal of Shellfish Aquaculture Permit #A19-02 – Mary M. Murphy, Falmouth Shellfish Cooperative – Site identified as Site A in the Falmouth Statement of Qualifications issued 7/5/2019 within a perimeter of approximately 0.5 acre located in Eel Pond approximately 150' west of Washburn Island

Mr. Zylinski read the hearing notice.

The applicant is out of town. Peter Chase and Steve Murphy present and reported that the project is going well.

Public comments: None.

Mr. Zylinski made a motion close the hearing. Ms. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Ms. Scott Price made a motion to approve. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

3. Application for renewal of Shellfish Aquaculture Permit #A19-04 – Matthew Weeks – Site identified as Site C in the Falmouth Statement of Qualifications issued 7/25/2019 within a perimeter of approximately 0.5 acre located in Eel Pond approximately 150' west of Washburn Island

Mr. Zylinski read the hearing notice.

Mr. Weeks was present and reported it is going well.

Public comment: none.

Ms. Scott Price made a motion close the hearing. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Ms. Scott Price made a motion to approve. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

4. Request to name the connector from the Shining Sea Bikeway to the crossing at Palmer Ave. onto Katharine Lee Bates Rd. as the "Kevin Lynch Connector" and to place a plaque in his honor

Mr. Zylinski read the hearing notice.

Mr. Renshaw commented that staff and he recommend approval.

Katherine Janson, Chair of the Bicycle and Pedestrian Committee, and Leonard Johnson were present. Ms. Janson noted the location is about 50 feet from where it was stated originally, it will be on the bikeway across from the Station Grille.

Ms. Scott Price asked if there were any concerns and/or opposition to this naming. Chair Taylor noted one email in opposition that was received today.

Kevin Lynch Pathway because he was responsible for the extension through Carlson Lane. Kevin Lynch Pathway, Mr. Lynch's legacy is honored by naming it that and where it is posted.

Public comment: none.

Ms. Scott Price made a motion to close the hearing. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye. Absent: Mr. Brown.

Ms. Scott Price read the motion in the packet. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye. Absent: Mr. Brown.

5. Request to name the connector from the Shining Sea Bikeway to the crossing at Palmer Ave. into Goodwill Park as the "Bob Fitzpatrick Connector" and to place a plaque in his honor

Mr. Zylinski read the hearing notice.

Mr. Renshaw recommends approval.

Ms. Janson reported the Goodwill Crossing numbers from the Cape Cod Commission are ninety crosses per day.

Public comment: none.

Mr. Brown noted email for notice falmouthma.gov.

Mr. Zylinski made a motion to close the hearing. Ms. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Ms. Scott Price made a motion read the motion in the packet. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

BUSINESS

1. Affirm appointment of Water Superintendent (5 minutes)
Matt Lanen recommended by Mr. Renshaw, residency for division heads requested to be waived.

Mr. Lanen looks forward to working for Falmouth.

Ms. Scott Price made a motion to affirm the appointment of Matt Lanen and approve waiver of the residency requirement for division heads. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

2. Vote on Water Quality Management Committee request for Air Force Center for Environmental Excellence (AFCEE) fund expenditure

Steven Rafferty, Chair Water Quality Management Committee, asking for \$6500 to pay for the laboratory analysis for another year of sampling.

Ms. Scott Price made a motion to approve expenditure of up to \$6500. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

3. Report – School Committee
Melissa Keating, Chair, Dr. Lori Duerr, Superintendent made a computer presentation of the Clipper Experience, enrollment, noting there has been a decline in enrollment. There are 160 students participating in School Choice.

The Belonging Series is for staff and families. Eventually possibly expanded to the Community.

4. Designate member of the Select Board to seek input on the request to add a plaque to the band shell on the Falmouth Music and Arts Pavilion naming the band shell "The Lin Whitehead Band Shell"

Mr. Renshaw noted naming policy in the packet. Purpose of gathering input on the request to add the plaque. Mr. Renshaw provided background summary. The one year waiting period has passed. Mr. Renshaw recommends a Select Board member be appointed.

Dr. Lin Whitehead said the community is fantastic, many attending performances at the Band Shell. This request was made because there has been confusion about the name. Lin was instrumental in getting the money for the bandshell to be renovated.

Chair Taylor offered to

Mr. Z made a motion to designate Chair Taylor as the SB member toMs. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

5. Request for variance to sign code §184-18, §184-25 and §184-31 – Barlo Signs International on behalf of The Wilder Company, 137 Teaticket Highway, in order to replace two freestanding signs, and approval of Grant of License for sign located within the layout of Worcester Court

Mr. Renshaw provided background from previous Select Board meeting and meeting with the applicant regarding line of sight concerns. The applicant lower the height of the planter box base to 24” and only low growing annuals to be planted in the base box.

Attorney Anthony Tsakalos, behalf of Barlo Signs International, explained the signs and grant of license to one of the signs because it is located on Town property. Attorney Tsakalos made a computer presentation.

The only change is the planter height.

Mr. Renshaw reported that the Town Engineer is satisfied with the revised proposal.

Ms. Scott Price motion to approve the sign variance request for the sign at the Worcester Court entrance as presented. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Ms. Scott Price motion to approve the variance request for the sign in the layout of Teaticket as presented. Mr. Z seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

CONSENT AGENDA

1. Administrative Orders

- a. Approve the FY23 Edward Byrne Memorial Justice Grant in the amount of \$11,601 to be used for the purchase of an ATV
- b. Approve Temporary Grant of Access License to Brian Halligan to enter upon town property at 0 Oyster Pond Road for the purpose of conducting invasive species management on the property
- c. Approve application for grant funding for two coastal resiliency/culvert replacements projects in Falmouth (Oyster Pond and Red Brook) through application by Association to Protect Cape Cod (APCC) for an FY25 NOAA Transformational Habitat Restoration Grant competition
- d. Approve request for exemption under G.L. c. 268A, § 19(b) of the Conflict of Interest Law – Disclosure by non-elected municipal employee of financial interest and Determination by Appointing Authority – Marilyn J. Rowland, Falmouth Cultural Council, relative to ArtsFalmouth, Inc. application to Falmouth Cultural Council for grant funding
- e. Approve request for exemption under G.L. c. 268A, § 20(d) of the Conflict of Interest Law – Disclosure by Special Municipal Employee of Financial Interest in a Municipal Contract – Marilyn J. Rowland

Mr. Zylinski made a motion to approve the consent agenda. Ms. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

MEETING MINUTES

1. Review and Approve Minutes of Meetings

a. Public Sessions

September 11, 2023

Mr. Zylinski made a motion to approve. Mr. Brown seconded the motion. Roll Call Vote: Mr. Brown, aye; Mr. Zylinski, aye; Chair Taylor, aye. Abstain: Ms. Scott Price.

October 16, 2023

Ms. Scott Price made a motion to approve. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

TOWN MANAGER'S SUPPLEMENTAL REPORT

Provided update on the housing production plan due to expire in January 2024, they are working on an update. Announced a public meeting to be held on Wednesday, 11/8/24, at Falmouth HS Cafeteria A from 6:30-8:00 pm to include a presentation followed by small group discussions.

Comprehensive review of Town Parcels led by the Planning Department to determine municipal uses, including new police department building, Beach Offices, and affordable housing. This will be a comprehensive review with a database that may be updated in the future.

Library partnership opportunities with the Barnstable Sheriff's Office (BSO), Falmouth Library Director Brian Stokes has begun organizing their book collection, he visits the BSO on Wednesdays and Fridays alternate weeks to visit with inmates. They are taking requests from inmates and filling those with materials from Friends of Falmouth Library. Mr. Stokes would like to expand this in the future.

Attended the following meetings:

Toured Marine Biological Laboratory (MBL) facilities.

Toured the Upper Cape Regional Transfer Station and spoke with the current Board of Managers.

Dedication of the interactive Resilient Woods Hole Climate and Walking Trail.

Ribbon cutting at the Woods Hole Oceanographic Institute (WHOI) and tour of the Quissett campus, discussed lack of affordable housing affecting the institution and toured the facilities on the campus.

The Schedule for Select Board meetings through 12/18/23 is in the packet.

SELECT BOARD REPORTS

Mr. Zylinski:

Met with Mr. Renshaw subject of the meeting was not audible.

Ms. Scott Price:

Attended the dedication of the interactive Resilient Woods Hole Climate and Walking Trail.

Mr. Brown:

none

DISCUSSION OF FUTURE AGENDA ITEMS

Ms. Scott Price would like update on hiring status of the Diversity, Equity, and Inclusion position vacancy.

Mr. Brown would like to discuss the bike trail, specifically the rail to trail v. rail with trail.

ADJOURN

Mr. Zylinski made a motion to adjourn. Ms. Scott Price seconded the motion. Roll Call Vote: Mr. Brown, aye; Ms. Scott Price, aye; Mr. Zylinski, aye; Chair Taylor, aye.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

DRAFT

TOWN OF FALMOUTH
SELECT BOARD
Open Meeting Minutes - DRAFT
MONDAY, MARCH 25, 2024 – 6:00 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

Select Board:

Present: Nancy Robbins Taylor, Chair; Edwin (Scott) Zylinski II, Vice-Chair; Douglas C. Brown; Onjalé Scott Price; Robert P. Mascali

Absent: None

Others present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager; Maura O'Keefe, Town Counsel

6:00 p.m. OPEN SESSION (Select Board Meeting Room)

Call to Order: By Chair Nancy Taylor

Chair Taylor called for a motion to go into Executive Session to discuss strategy with respect to collective bargaining – AFSCME C

Motion by Mr. Brown: So moved

Second: Ms. Scott Price

Roll call vote:

Zalinski: Aye

Mascali: Aye

Brown: Aye

Scott Price: Aye

Taylor: Aye

Chair Taylor said the Board would return to Open Session by 6:30.

6:00 p.m. EXECUTIVE SESSION

1. M.G.L. c. 30A s. 21(a)(3) – To discuss strategy with respect to collective bargaining – AFSCME C

6:30 p.m. OPEN SESSION

Call to Order: Chair Taylor called to order the open session of the meeting saying that in Executive Session the Board had unanimously approved an MOA with AFSCME Unit C

Following procedural announcements, Chair Taylor asked for a motion to make a change in the agenda to bring Business Item #7 into a public hearing as it was noticed in the newspaper as of 3/15/2024.

Motion by Mr. Mascali: So moved

Second: Mr. Brown

Vote: Yes – 5 No - 0

Pledge of Allegiance: Led by Select Board

Proclamations: None

Recognitions:

Samuel H. Patterson, Jr.

Chair Taylor invited Mr. Patterson to the podium and then honored him with a plaque in grateful appreciation for his extraordinary service and dedication for 9 years as Town of Falmouth Select Board member. Mr. Patterson spoke briefly, saying it was his honor to serve the town both as a School Committee member for 16 years as well as Select Board member.

Each Board member offered a personal comment, acknowledging Mr. Patterson's dedication and commitment to the Town and thanking him for his many contributions.

Next, Mr. Mascali recognized Mr. Renshaw and the Town Manager's office for getting out the meeting agenda and materials a couple days early, saying it was of great benefit for the Board and the public.

Mr. Mascali also recognized the Falmouth High School girls' hockey team for their wonderful season.

Mr. Brown recognized Women's History Month and Falmouth women who were continuing to make history.

Announcements:

Chair Taylor announced that Falmouth Housing Corp. applications are available on line for the Scranton/Main apartments, and that the lottery is May 18.

Public Comment: None

COMMITTEE INTERVIEWS - Interview, vote and appoint committee members

Affirmative Action Committee – Mananjo Jonahson

Ms. Jonahson provided academic credentials by way of background – said she has lived in Falmouth for 10 years – said she has encountered discrimination and racism and has also seen positive changes and wants to contribute to them – said she would like to help Falmouth be more welcoming and inclusive.

Ms. Scott Price and Mr. Brown made positive comments on Ms. Jonahson's candidacy for the position.

Motion by Ms. Scott Price: To appoint Mananjo Jonahson to the Affirmative Action Committee for the term ending June 30, 2026 **Second: Mr. Zylinski** **Vote: Yes – 5 No - 0**

Board of Health – Dr. George P. Topulos

Dr. Topulos made no additional remarks beyond what was included in his application. Mr. Brown commended Dr. Topulos's education and experience.

Motion by Mr. Brown: To appoint Dr. Topulos to the term ending 6/30/2025 **Second: Mr. Mascali**
Vote: Yes – 5 No - 0

Community Preservation Committee – Ralph Herbst

Mr. Herbst advocated advertising open committee positions in the Falmouth Enterprise monthly. Mr. Brown noted Mr. Herbst's previous service of three terms on the Community Preservation Committee.

Motion by Mr. Brown: To appoint Mr. Herbst for the term ending 6/30/2026 **Second: Mr. Mascali**
Vote: Yes – 5 No - 0

Conservation Commission – Ronald F. Driscoll

Mr. Driscoll said his family has vacationed in Falmouth for years and has been a resident for 4 – said his background fits in with the conservation commission – said he has the time and interest to volunteer. Mr. Brown asked for his views on coastal resiliency and Mr. Driscoll said he has read the Woods Hole report and walks Shore Dr. all the time, and would like to connect the CONCOM and resiliency somehow to protect the wetlands.

Motion by Ms. Scott Price: To appoint Ronald Driscoll to the Conservation Commission for the unexpired term ending 6/30/2025 **Second: Mr. Zylinski** **Vote: Yes – 5 No - 0**

Council on Aging – Kevin Murphy

Mr. Murphy said he has served 3 terms on the Select Board – said he was focused on getting funding for the senior center – said he uses the senior center now and could bring his institutional knowledge to the council.

Motion by Mr. Mascali: To appoint Kevin Murphy to the Council on Aging for the term ending 6/30/2024
Second: Mr. Brown **Vote: Yes – 5 No - 0**

PUBLIC HEARINGS

Shade Tree Hearing – on application of D & M Civil for the removal of one (1) Platanus acerifolia (London plane tree) tree at 556 Main Street, Falmouth

Mr. Zylinski read out the hearing notice.

Jeremiah Pearson was present and summarized the details of the situation as presented in his letter entitled *Tree Warden's Opinion Letter for the removal of one London Plane tree located at 556 Main St.* as presented in the Select Board packet. Replacement trees are part of the design. Mr. Brown said the picture says it all.

Public comment: None

Motion by Ms. Scott Price: To close the hearing Second: Mr. Zylinski Vote: Yes – 5 No – 0

Motion by Mr. Brown: To approve Second: Mr. Zylinski Vote: Yes – 5 No – 0

Application filed by Falmouth Yacht Club for three One-Day Entertainment Licenses to be exercised at 290 Clinton Avenue, Falmouth on June 23, July 21, and September 1, 2024, from 3:30 p.m. to 6:00 p.m. (Item moved from BUSINESS to PUBLIC HEARINGS)

Mr. Zylinski read out the hearing notice.

Arianne Damon, food and beverage director for the FYC, was present to represent the applicant, and briefly reviewed the details of the application where the alcohol would be served and where the band would be located. She said they were being cautious not to block the driveway of the neighbor directly behind the club. Mr. Brown noted the applicant's understanding that noise not extend beyond the parking area. Ms. Scott Price asked if there were complaints from last year. Mr. Renshaw said there had been noise complaints in the past, and to address the issue, said he was recommending that the motion include stating that if a police officer is called on any of the three days to respond to a noise complaint and determines that there is noise beyond the parking lot entry or any violation of the bylaw, that the music be stopped.

Mr. Brown recalled most of the complaints were of the driveway being blocked more than the noise. Ms. Scott Price noted that no emails had been received regarding this issue.

Public comment: None

Motion by Ms. Scott Price: To close the hearing Second: Mr. Zylinski Vote: Yes – 5 No – 0

Mr. Brown said it was an improvement over previous events and that the applicant understood the conditions they were working under.

Mr. Brown said he would move approval and continue to support the event. Ms. Scott Price offered a second.

Ms. Scott Price then moved the following: To approve the application for the Falmouth Yacht Club for three One-Day Entertainment licenses to be exercised at 290 Clinton Avenue, Falmouth, on June 23, July 21, and September 1, 2024, from 3:30 PM to 6:00 PM as presented, with the condition that if the Police Department responds to a complaint of loud music and determines that it is a violation of the Town by-law or the volume of music exceeds beyond the parking lot then the music must cease for the remainder of that day

Second: Mr. Brown Vote: Yes – 5 No – 0

BUSINESS

Vote to approve final Housing Production Plan

Town Planner Jed Cornock and Housing Coordinator Kim Fish reviewed the 6-month process for creating the 139-page housing production plan, including adjustments made along the way. Mr. Brown complimented the way comments were dealt with and how engaging it is to read. Ms. Fish complimented the consultants who worked in collaboration preparing the plan, and Ms. Scott Price and Chair Taylor praised Town staff for their incredible work on the plan.

Mr. Mascali asked about periodic updates and how frequently they would occur. Ms. Fish said she would provide updated information, and Mr. Renshaw said that quarterly reports to the Select Board would be the goal. Mr. Brown suggested annual review so the plan would not expire. Ms. Fish explained how she could use the executive summary as a tool for more effective review. Mr. Zylinski asked if the plan could be amended before the end of its term if it is found something is not working. Ms. Fish said that amending would not be necessary – that if something were not working, it would not be carried over into the next plan's production. Mr. Cornock provided information how to access the plan on the Town website.

**Motion by Ms. Scott Price: To approve the Housing Production Plan as presented Second: Mr. Zylinski
Vote: Yes – 5 No - 0**

Presentation on the East Falmouth Library project

Brian Stokes, Interim Library Director, summarized and explained the key points of the building assessment of the East Falmouth Branch Library completed by Gale Associates, the details of which are included in the Town Manager's *Agenda Item Summary Sheet, Business 2* included in the Select Board packet, as well as in the 30+ page report from Gale, also in the packet. Mr. Stokes' comments focused on necessary steps and related costs. He said May 31 is the deadline for the grant application and laid out the rest of the timeline.

Regarding the bowing in the basement (question from Ms. Scott Price), Mr. Stokes said Gale indicated there was no immediate cause for concern. He said the grant is not contingent upon renovation vs. new construction (question from Mr. Brown). Mr. Brown also asked about a contingency plan for a temporary site once the project is underway. Mr. Stokes said that issue would be a priority as the process moves forward. No action was required of the Board at this time.

Mr. Brown commented that he would support a similar approach to the police station with implementing minimal health/safety repairs needed now.

Approve Recreation Department request to submit an application to the Community Preservation Committee (CPC) for an amendment to the Bell Tower Tennis Court application approved at the June 2021 Town Meeting

Joe Olenick, Recreation Department Director, orally presented the item, providing details from the CPC application for funding included in the Select Board packet. Mr. Brown clarified for the public that this request is for supplemental funding and providing an ADA accessible path to the parking lot and ADA parking spaces.

Motion by Ms. Scott Price: To approve the Recreation Department's request to submit an application to the Community Preservation Committee (CPC) for an amendment to the Bell Tower Tennis Court application in the amount of \$82,000 Second: Mr. Mascali Vote: Yes – 5 No – 0

Update – Cape Light Compact programs – Matt Patrick

Mr. Patrick, Falmouth's representative to the Cape Light Compact, updated the Board concerning current programs being offered by the Compact. He narrated approximately 5 screens of information regarding energy efficient programs, equipment, and costs. He said he was seeking Board approval to use the Town's logo on marketing brochures.

Mr. Mascali asked how best to get information out to the public; Mr. Patrick provided again the number to call and email address. Mr. Brown asked about renters and what they are eligible for regarding program participation.

Mr. Renshaw clarified that an example of the marketing brochure used in Hyannis was in the packet and that Falmouth's would look the same.

Motion by Ms. Scott Price: To approve the use of the Town logo/seal on the marketing flyer of the Cape Light Compact's Main Streets Initiative brochure that will be used to market the program to Falmouth businesses

Second: Mr. Brown

There was brief Board comment on how best to increase awareness in the Falmouth business community.

Vote: Yes – 5 No - 0

Approve application filed by Seacrest Concessionaire, LLC d/b/a Seacrest Concessionaire for a Change of Manager of its All Alcohol Innholder License located at 350 Quaker Road, North Falmouth

Elizabeth Pisano, counsel for the applicant, was present. The proposed manager, Jason Sheldon, was also present. Atty. Pisano outlined the details of the request as presented in the application. Mr. Sheldon explained he is living on site at the Seacrest while he seeks permanent living arrangements.

Chair Taylor asked about the fingerprint background check. Mr. Sheldon said he had done it in February. Mr. Renshaw said that a note in the office file indicated the police had no concerns pending the background check, so “if they came back in February, we’re good.”

Motion by Ms. Scott Price: To approve the application by Seacrest Concessionaire LLC d/b/a Seacrest Concessionaire for a Change of Manager located at 350 Quaker Road, North Falmouth, as presented
Second: Mr. Zylinski Vote: Yes – 5 No - 0

Approve application filed by Quicks Hole, LLC d/b/a Quicks Hole Taqueria for a Change of Manager of its Seasonal All Alcohol Common Victualler License located at 28 Water Street, Unit C, Woods Hole

Amanda Benoit, general manager, was present. Mr. Brown asked about Ms. Benoit’s experience with management of restaurant and liquor licenses. Ms. Benoit said she has been in and out of restaurants since she was 16 and has the requisite experience.

Motion by Ms. Scott Price: To approve the application by Quicks Hole, LLC. d/b/a Quicks Hole Taqueria for a Change of Manager located at 28 Water Street, Unit C, Woods Hole as presented **Second: Mr.Zylinski**
Vote: Yes – 5 No - 0

Approve application filed by Falmouth Yacht Club for three One-Day Entertainment Licenses to be exercised at 290 Clinton Avenue, Falmouth on June 23, July 21, and September 1, 2024, from 3:30 p.m. to 6:00 p.m. (Item moved from BUSINESS to PUBLIC HEARINGS)

Consider and vote to extend the Taskforce on Sustainable Living for Falmouth’s Workforce Families date of operation in the committee charge

Mr. Renshaw orally introduced the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and Title: *Business 8 - Consider and vote to extend the Taskforce on Sustainable Living for Falmouth’s Workforce Families date of operation in the committee charge* in the Select Board packet.

It was clarified that the date of the charge is July 1, 2024, with end date of July 1, 2026. Mr. Renshaw listed costs, staff time, and effort as reasons for the shortened duration of the task force. Mr. Johnson-Staub said the duration could be extended if warranted or necessary. Brief Board discussion revealed optimism that this new effort could result in success, and the importance of community support for this type of venture.

Motion by Ms. Scott Price: To approve the Taskforce charge, which is the mission statement, as presented
Second: Mr. Mascali Vote: Yes – 5 No - 0

Discuss and vote on a Firearm Disposal Policy

Mr. Renshaw orally introduced the item for the Board, referring to the document entitled *Agenda Item Summary Sheet*, Item number and Title: *Business 9 – Discuss and vote on a Policy for the Disposal of Surplus Firearms* in the Select Board packet. The draft revised policy, referred to as the red-line version, was included in the packet.

Mr. Brown asked why the language that “the Select Board is under no obligation...” is kept in the policy. Chair Taylor asked if that language was actually in the policy. Town Counsel Maura O’Keefe clarified that the policy is discretionary for firearms referred to in the first category and that hasn’t changed. The change is adding an option to provide for financial offset. The policy, she said, has preserved the discretionary nature of the decision that the town manager gets to make, i.e. whether either to destroy them or to offset them.

Ms. Scott Price asked if the town manager could opt to destroy the firearms, and then either to offset them or not. Town Counsel said yes, that was possible, and restated that the policy was written to preserve as much discretion as possible.

Mr. Mascali asked for clarification of the second red-line paragraph regarding the intended use of the donation fund. Atty. O’Keefe said that if funds are drawn from the donation account, then the firearms would be destroyed. Mr. Mascali asked that the language be tightened up, adding to that paragraph “in which event the firearms would be destroyed.” He said he understands the importance of discretion in the policy but thinks that the public wants assurance that the firearms were indeed destroyed.

Captain Reed from the Falmouth Police Dept. said that the Massachusetts state police destroy the weapons and that there is no opportunity for making their way back into the market. This is done at no cost to the town.

Mr. Mascali also asked about the language (in the first paragraph) “or may otherwise be disposed of” and that it means only being resold. Atty. O’Keefe said that the discretionary nature of the policy would also allow the town manager to use them as trade-in value. She said that because the town does not have the authority to resell them, the only way to otherwise dispose of them is to trade them in. Mr. Brown asked about the method the state police use for destroying the firearms. Captain Reed said that Falmouth police transport the firearms to the state police, who then take control of them and completely destroy them, leaving no part available for future use or recirculation.

Ms. Scott Price sought this clarification from the Town Manager - that it was left to his discretion at the appropriate time either to destroy the firearms or trade them in. Mr. Renshaw said yes. Ms. Scott Price then asked if he would make the decision on his own or bring it to the Board first. Town Counsel Maura O’Keefe said that because this is founded on the principals of procurement, that aspect is solely within the town manager’s function under the charter, and she would want to see that delineation continued on through this policy. She then carefully explained the governance structure involved in this issue where the town charter and procurement requirements, and the statute calling for a Select Board disposal policy, all need to be observed. She said this policy parses that out, where the Board creates the policy but because of the charter, gives the town manager the necessary discretion to implement it. She concluded by saying the policy honors both the statute (the authority of the Select Board) and the charter (the town manager’s responsibility and procurement).

Ms. Scott Price asked about specifics regarding using the donation fund and how it would work. Asst. Town Manager Peter Johnson-Staub said that clarifying language addressing the use of the fund would be helpful. He said the public needs assurance that the donation fund would not cause weapons to be destroyed; instead, available funds would be used for no other purpose than destroying weapons. The funds would be used to offset the loss of the weapons based upon fair market value.

Mr. Brown said that it feels like this policy is the “will of the Town,” but that he has spoken to a number of people for whom it is not a big deal and who do not like the idea of the Town wasting their tax dollars. Chair Taylor agreed saying that lately she was hearing the same thing.

Public comment:

Mr. Duby (first passed out multi-page materials to the Board) said there are two issues, one a warrant article where more was spent than appropriated and the second was about the destruction of firearms – read passages from materials passed out involving the specifics of monies appropriated – said actions involving overspending predated the arrival of Chief Lourie – said now the town is saying we want residents to contribute to the error that took place by the dept. head – said there is nothing in Mass General Laws that covers the setting up of a donation fund because the town didn’t appropriate enough money and the dept. head overspent– said the value of weapons was never considered when asked for an amount to purchase new shotguns – addressed Mr. Zylinski regarding a letter that appeared in the Enterprise - said the people who want weapons destroyed far outnumber those who don’t.

Mr. Zylinski asked if approving the policy as presented is in line with what Town Meeting voted for. Atty. O’Keefe asked if he meant the proposed by-law. He said yes. Atty. O’Keefe said the purpose of the proposed by-law was to codify this policy, to turn this policy into a by-law so it was similar if not along the exact same lines.

Public comment:

Tom Stone, Old Campus Dr. – asked if trading in firearms increases or decreases public safety – asked the same of guns that have been traded in – said more guns in circulation decreases public safety and trading in guns decreases public safety.

Marc Finneran – said the most law-abiding demographic in the USA are licensed gun owners – said guns will be sold legally – distinguished between licensed and unlicensed guns – said the majority of gun crime involves unlicensed guns so this action will have no effect on that – said FBI crime statistics would let everyone see that this is a waste of money.

Nan Mulligan, Precinct 1 – questioned what to do with the 3 short -barrel shotguns – said Nov. 2022 Town Meeting overwhelmingly voted to destroy town guns and no concerns were mentioned about contributions of money for weapons to be destroyed, which demonstrated that destroying surplus town guns with no requirement to contribute financially was “harmonious with the will of the residents” - said other towns destroy guns in more financially viable ways and gave examples from Hawaii and Seattle – said she is confused about if donations mean guns would be destroyed.

Mr. Brown asked how other towns do this. Mr. Johnson-Staub said that the examples just given do not have to follow Massachusetts procurement law. Ms. Scott Price said she personally wished there were a way to say the weapons would be destroyed but understands that this Board does not have the authority to do this due to procurement law. Atty. O'Keefe said that if Ms. Scott Price is asking if it is possible to take the decision-making away from the town manager, she does not know the answer to that because it is a new situation where there is no case law to research or guidance from the inspector general to follow. She said the draft policy tries to do the best thing following her best guess regarding compliance with the law.

Ms. Scott Price said that she was not trying to take power away from the town manager, but that she would like a way to have that option. Atty. O'Keefe then then said that regarding the by-law, the AG was loathe to disapprove it, but felt they had to because of specific language in Chapter 30B. She said there were existing parameters that Falmouth must observe, but that challenging the state statute is an option. She said the Board may wish to keep trying and that she is not afraid of a challenge.

Mr. Mascali asked what a challenge would encompass. Atty. O'Keefe said that if the goal is to destroy weapons, state law is not on their side and that challenging the law would be necessary. She provided a brief explanation about a possible way to proceed involving a request from the legislature to deviate from the law as it is written.

Public comment:

Janet Azarovitz, Precinct 5 – said she was present at the meeting where many attendees said they wanted the guns destroyed – said the Board reversed their decision – said then there was an overwhelming Town Meeting vote – asked what “the will of the people” means – (Mr. Brown responded explaining that Town Meeting decisions are not binding on the town manager) – said she feels that the voice and the vote of the people was nullified by the proposal put forth by Mr. Renshaw – said she wished the policy would not get passed tonight – (Mr. Brown said this policy provides more flexibility in case the Board wants to employ this option. He said he agrees that it's not ideally what Town Meeting envisioned but what it wanted did not pass muster with the AG's office.) – asked about the amendment and why it reads the way it does, that it sounds like it is an unending thing that we're signing on for and asking taxpayers to fund it – (Mr. Brown said the Town did not have a clear understanding if it would be within the law by simply destroying the weapons because of procurement law limitations. He said we have to walk a fine line between what we want and what is legal.) – said New Bedford destroyed weapons it got from buy-back – (Mr. Brown said that was a different thing.)

Ms. Scott Price said that she would like to challenge the AG's office. Mr. Brown said he would like to accept the draft policy and continue to work on the issue. Mr. Mascali asked what would happen if the policy were not approved tonight. Mr. Johnson-Staub said the only change from the current policy is it facilitates a donation to offset the lost value of the trade-in. Chair Taylor clarified that even if there is no money in the donation fund, the town manager still has the discretion to destroy the weapons.

Mr. Renshaw then gave specific information about the weapons in question: 26 shotguns with a fair market value trade-in of \$4,125 from the contracted vendor. If the town opted not to accept the trade-in, the invoice price for new shotguns would reflect that and would go up. Regarding what then to do with the old weapons, he said his office is currently vetting the option to have the weapons destroyed by the state police at no cost.

Brief Board discussion included these points:

- If nothing happens tonight, the current policy remains in place.
- The proposed policy provides more options.
- Policies can be amended or changed.
- Even if the fund has a shortfall, the weapons can still be destroyed, and the Board can demonstrate it is trying to be responsible with taxpayer money.
- Action tonight would have no bearing on the contract regarding the purchase of the new shotguns.
- Decisions made now will affect future purchases.

Motion by Mr. Zylinski: To approve the policy for the disposal of surplus firearms as initially presented by the Town Manager

Second: Mr. Brown

Vote: Yes – 4 No – 0 Abstain – 1 (Mr. Mascali)

Follow-up discussion focused on how information concerning the decision regarding the weapons would be reported and what is required. Mr. Renshaw noted that information regarding fair market value of the weapons is posted on the town website. Atty. O'Keefe said that there is one reporting requirement to the Select Board in the new policy: what the fair market value of the proposed surplus is. This would allow those who wish to donate to know what that

for. Ms. Scott Price said that it would be possible to cooperate with the MLP to initiate conversations with Boundless regarding this project.

Mr. Renshaw said that MLP has the authority now to negotiate with Boundless, the result of which would then enter into the permitting process, like any other utility. He said he felt uncomfortable with being asked to be the negotiator for the Town, because the MLP has that authority. Mr. Swartz said that he felt that his board does not really have the legal background, skill set, or funding necessary to do such negotiations according to the way the board is organized. Jim Newman, clerk of the MLP Board, said that the quid pro quo that Boundless is looking for is what the Town controls, such as access to permitting and use of Town-owned property. Chair Taylor said there is a process in place for such things. Mr. Swartz said that Boundless could be coming directly to the Town instead of going through the MLP.

The discussion then focused on what the MLP was and was not authorized to do according to the structure of Chapter 164. Mr. Swartz said MLP does not have the authority to negotiate with a telecom utility. He said Chapter 164 is to build your own utility. He said without funding, "this would fall to the town," similar to the way things are negotiated with Comcast.

Mr. Mascali said that there are other options on the table and that the discussion has focused only on the one MLP recommended. Mr. Brown said that if the Board chooses to go with what the MLP is recommending, the Town does not need the MLP to do it. Or the Board could keep the MLP and explore the other options presented. Mr. Mascali said it was important to think about what would happen in 5 years if the Board chose moving forward with Boundless, and what protections the Town would have. Now, he said, the Board can choose to explore what would happen under the other options.

Public comment:

Courtney Bird, Sippewissett Rd., MLP board member – said the original dream was a municipally owned network – said Chapter 164 is very broad and is the authority that creates the municipal light board – said that because the MLP had no "skin in the game," they had to bring the Select Board into it – said the Boundless option would always have a competitor if they decide to sell in 5 years – suggested that the Select Board delegate back to the MLP Board the nuts and bolts of the negotiation, understanding that there are Town commitments – said that in order to deal with the details of those commitments, MLP would need the involvement of the Town, such as the town manager or a member of the Select Board, as part of the group that does the negotiation – said they need to get started – said Boundless might not work out so it would not be prudent for MLP to dissolve itself – said MLP needs to explore the municipal options that are part of its mission statement.

Mr. Brown said that a municipally owned network can be open to other internet service providers, which would be given up if the Town goes with a private provider.

At this point, Chair Taylor sought some guidance from staff on how to proceed. Mr. Renshaw suggested requesting that MLP continue discussions with Boundless and develop a list of "asks," specifically what is it that they are seeking from the Town. Mr. Swartz said that MLP would like to know specifically what the Town would like to get in return. Board members said that MLP has done a lot of work in that area and knows best what the Town needs.

Mr. Renshaw also requested that as part of that, that the MLP report back to him with results of these future discussions. It was also clarified that future communication goes through the MLP.

License Renewals – 2024 Seasonal and Spring Annual

Mr. Renshaw read out the 3 license renewals. He recommended renewal of all three.

SECOND-HAND DEALER LICENSE

Blooming Resale, 557 North Falmouth Highway, Bldg. B
Cape Kids Treasures, 15 Davis Straits
Hannoush Jewelers, 352 Main Street

Motion by Mr. Brown: To approve

Second: Mr. Zylinski

Vote: Yes – 5 No - 0

CONSENT AGENDA

1. Licenses

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, APRIL 1, 2024 – 6:30 P.M.
SELECT BOARD MEETING ROOM
TOWN HALL
59 TOWN HALL SQUARE, FALMOUTH, MA 02540

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

Present: Nancy Robbins Taylor, Chair; Edwin (Scott) P. Zylinski, Vice Chair; Douglas C. Brown and Robert P. Mascali.

Present via telephone: Onjalé Scott Price.

Staff Present: Mike Renshaw, Town Manager; Peter Johnson-Staub, Assistant Town Manager.

1. Call to Order by Chair Taylor at 6:30pm.
2. Pledge of Allegiance
3. Proclamation – Arbor Day – April 26, 2024
Mr. Brown read the proclamation as a motion. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Zylinski, aye; Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye.

Jeremiah Pearson, Parks Superintendent, described plans for Arbor Day this year and reviewed a computer presentation for the event on April 26, 2024.

4. Recognition
None.
5. Announcements
Mr. Mascali announced a meeting for input on the Falmouth Skate Park at the Gus Canty Recreational Center at 10 am on 4/6/24.
Saturday at the Gus Canty Recreation Center there will be a job fair for Town vacancies, including seasonal vacancies from 12-3pm. A touch a truck event will be held on 4/21/24. More information can be found on the Town website.
6. Public Comment
None.

COMMITTEE INTERVIEWS

1. Interview, vote and appoint committee members
 - a. Affordable Housing Committee
David Sutkowy
Mr. Sutkowy was present.
Mr. Brown motioned to appoint Mr. Sutkowy to an unexpired term ending 6/30/24. Mr. Mascali seconded. Roll Call Vote: Mr. Zylinski, aye; Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye
 - b. Cultural Council
Luke Okoshi-Michel
Rescheduled for 4/22/24.

Rima Petrosyan
Ms. Petrosyan stated that she is the daughter of two Armenian immigrants and wants to bring her perspective to the Cultural Council.

Mr. Mascali made a motion to appoint Ms. Petrosyan to an unexpired term to 6/30/24. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Zylinski, aye; Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye.

PUBLIC HEARINGS

1. Application for an All Alcoholic Beverages Restaurant License, an Annual Entertainment License, and a Sunday Entertainment License for 10 Water Street, LLC d/b/a Pie in the Sky Coffee and Bakery – 10 Water Street, Woods Hole

Mr. Zylinski read the hearing notice.

Mr. Brown stated that he worked for Mr. Gura in the past on a residential remodel, but this will not affect Mr. Brown's participation in this hearing.

Attorney Anthony Tsakalos represented the applicant. Eric Gura, General Manager, was present and stated he was the former business owner from 2002 until 2018 when he sold it to the current owner, BT Brands and Mr. Gura maintains management of the business and owns the property. There are 13 seats indoors, 54 seats outdoors, first floor access only to customers. The egress areas in front and in the back of the business will be roped off. They currently have BYOB in place at this time.

Mr. Renshaw noted that they understand the Town has no formal policy regarding a BYOB policy.

Attorney Tsakalos stated the Building Commissioner has approved the floor plan. They are currently open 5am-9pm, soon they will offer dinner service.

The entertainment licenses would enhance the business offerings.

The entertainment licenses they had for 15 years lapsed because they did not know when they would be able to provide entertainment. Some members of the community are in opposition, concern about extended operation, entertainment licenses are a lot to ask at the same time. Offering liquor and entertainment to customers is a necessity to the business. Eric Gura is in charge daily, has vested interest in success, continuous oversight, operated the business for over two decades. Entertainment will wrap up at about 10pm, but they are asking for license to operate until 1am.

Chair Taylor asked when was the last valid entertainment license, it was in 2020.

Mr. Gura said last summer they saw entertainment was going to be viable and decided to apply for the license.

Chair Taylor has seen pictures of the entertainment occurring at Pie in the Sky without a license.

Chair Taylor said BT brands owns a fast food business called Burger Time, and questioned whether it would morph into something more than it is.

Attorney Tsakalos said that he does not believe there is an intent for the business to be Burger Time.

Mr. Zylinski noted they went without a business license because of the constraint of Covid. Attorney Tsakalos does not know if other businesses had their entertainment license.

Attorney Tsakalos understands there is no policy on BYOB.

Mr. Gura said that Open mike night has been going on for years, they did not have a license when first doing it. It's an informal thing involving high school kids, not a formal thing. They are seeking an entertainment license asking for amplified instruments, for solo artists and occasionally bands, the Select Board asked how the related sound would be kept within the property line. Attorney Tsakalos explained mostly an artist with guitar and amplification. They would like to have the ability to have a band play, as do other restaurants in the area.

Mr. Brown noted other restaurants have entertainment indoors, however Attorney Tsakalos believes there is another restaurant with outdoor entertainment. The neighborhood is concerned about the sound of the music traveling off the business property.

Attorney Tsakalos noted there are not many residential dwellings in the immediate area. This business is mindful of the local community, they want to do things in a respectful way. Mr. Gura stated if there is a complaint he will shut the entertainment down, as he has done so in the past.

Mr. Mascali asked what steps they would take to ensure people do not leave the property with alcohol. What efforts and training of staff will they put in to ensure this does not happen. Attorney Tsakalos said it will not be possible to leave the area with drinks in hand because they will be roping around the patio, staff will be located at both entrances, and bouncers will be employed. Mr. Gura is TIPS certified, as will his staff.

Mr. Brown noted a beer and wine license is for a lunch place. Mr. Gura said that menu changes will include some new offerings. A couple staff have military training and he will recruit them to be bouncers.

Mr. Zylinski noted the bouncer and security sounds more like a bar than a restaurant. Attorney Tsakalos noted it is counter service. Expanding the theme of the restaurant with dinner offerings.

Mr. Mascali asked if they would consider doing away with alcohol and having beer and wine only. Would they consider less than 1am in the morning closing, consistent with the close community Woods Hole is in, possibly 9pm weeknights, 10pm weekend nights. Attorney Tsakalos said they would consider both, for cape restaurants, liquor license is important. Attorney Tsakalos said they would consider beer and wine, along with closing at 11pm or midnight. They are comfortable staying open until 10pm. Every other restaurant that serves liquor serves to 1am.

Mr. Brown asked about the parking in Woods Hole. Mr. Gura noted most customers are coming from the Steamship Authority terminal area.

Attorney Tsakalos noted there will be no additional seating or expansion of the premises right now. Most traffic will be foot traffic and from the Steamship Authority.

Mr. Gura has not made a big deal about this, it will not do a lot to the day to day operations.

Public Comment:

Alan Steinbach, Woods Hole, Licensed physician. Eric Gura raised his kids, his idea to have an open mike was remarkably successful, the lawn across is jammed with nondrinking people. They hope Mr. Gura and the owners are able to maintain it, prosper, if it requires ropes around it, they will be there. If an entertainment license is needed for what they do, then they should get it. He is not supportive of adding another liquor license, especially for an area that has young people, they do not need a liquor license to be successful. Kids to go on Monday night for open mike, but he opposes alcohol at Pie in the Sky.

Catherine Bumpus, Co-President of the Woods Hole Community Association, submitted comments in writing and commented in person. There is no quota for Town Alcohol licenses, nor is there a compelling reason to issue the applicant a license if the public need and public good would not be served. There are 8-9 other places you can go buy a drink in Woods Hole. A rosy picture of open mike has been presented, however it has been a sticking point for the village, some enjoy it, some feel overwhelmed by it. Huge numbers of youth attend, she would prefer it to be quiet at 10pm. The past years the business has had entertainment without a license. Having alcohol in the small outdoor space does not seem like enough control, this is counter service, not table service. Most things are served in a to go cup, it is unknown how they would prevent people from walking out with a drink. There is not a lot of space, so any entertainment is taking up space used for customers. The Select Board would be licensing entertainment essentially off the property. Ms. Bumpus hopes the Select Board will consider the request she outlined for earlier stop time and no alcohol.

Joan Gladbrook, former teacher, stated the community is something we have lost in many places. However, community in Woods Hole and Falmouth is attractive to people who come to live here. What

interest does BT Brands have in our community? Would we want to provide something in our community that is owned by a company from North Dakota on the New York Stock Exchange?

Jeffrey Parish, owner Woods Hole Market 87 Water Street, stated there is no loading zone at all around Pie in the Sky and it is a huge problem. Trucks block the entrance to the bank, ramps extended all the way and he needs to wait to get out. Parking is always being blocked. He has talked to Mr. Gura in the past, but it falls on deaf ears. The truck drivers do not want to park in the loading zones already established in a couple places down the street. There will be a lot more traffic and more deliveries. Mr. Parish has held package store and restaurant liquor licenses in Town and as part of his own licensing, has been asked where the liquor will be stored in his establishments. He also noted the staff at Pie in the Sky is very young.

James Anthony, President and CEO of Martha's Vineyard Bank, the bank building is adjacent to Pie in the Sky, parking lot behind is owned by the bank. Deliveries impact their parking, it was contentious but is a more constructive issue now. Delivery trucks, customers, and employees parking in the bank parking lot, when delivery trucks block the driveway, it creates issues for bank employees and customers to park. Entertainment location on the drawing provided by the applicant, in the colored copy, is a shared wall adjacent to the bank where they conduct bank business. He requested that the starting time be limited to 5pm weekdays, it would have a direct and material impact on the bank operations. Upper right corner of the diagram, the dark corner where people can get around, is the access to the bank's parking lot, relatively low traveled, any issues would likely happen in that space. Fencing in lieu of rope was suggested. Where will the empty kegs be stored? There is no storage outside of Pie in the Sky.

Ted Finch noted there is a natural amphitheater across the street from Pie in the Sky and it is filled with people, if alcohol is served, it could create a very serious public problem.

Tom Renshaw, Woods Hole resident for 75 years stated they tried to express the feeling of the village, they are overwhelmed by the development of the liquor license. This is a big, successful thing, and no reason it cannot continue as it is, he is strongly opposed to issuance of a liquor license to the applicant.

Mr. Zylinski made a motion to close the hearing.

Attorney Tsakalos requests continuing the hearing to a future date to give him the opportunity to discuss options discussed with the owners regarding an option of beer and wine and operating hours.

Mr. Johnson-Staub said the Select Board could make a decision based on what is in front of them tonight or they could continue the hearing. The Select Board is not obligated to continue the hearing. The comments from the public were emailed at 5pm today.

Mr. Zylinski noted earlier there was time but the applicant did not reach out to the community. Attorney Tsakalos said they submitted the application in February but did not receive formal comments provided to the Town, the owners of the business would like them to be reviewed.

Mr. Gura has mentioned to folks they would think about pursuing it, continuing it will give them a chance to review the comments.

Mr. Zylinski stated due to the applicant's previous disregard, and size of the property, it will be uphill battle getting his support.

Ms. Scott Price asked who would check identification and where would it occur? As people go through the rope? At the counter? Mr. Gura said there would be a designated bartender taking orders. When busy, they will check identification at both choke points. Ms. Scott Price said if someone is checking identification in the front and back when there is a crowd, if someone under 21 wanted to buy a coffee, how would that occur. Mr. Gura said that possibly a wristband, they intend to know how to determine who is of age.

Mr. Mascali is also concerned about the rear access, may be even more of a problem. Is there consideration of blocking off the rear entrance. Mr. Gura noted that is where a bouncer would be located.

Mr. Brown asked where the alcohol would be stored, Mr. Gura reported they will not do kegs, they will start small, all individual single servings.

Capacity limit is 49 for the establishment. Seating Chart on the plan, according to Attorney Tsakalos, there are 13 seats indoor, there will not be a bar and will not be any milling about.

Chair Taylor has been there when the kids have been there. She does not feel there is a compelling reason to issue an alcohol license to Pie in the Sky and add another liquor license to Woods Hole.

Mr. Mascali shared the same concerns. He would support continuing the hearing. Mr. Brown also supported continuing the hearing.

Mr. Mascali has a lot of concerns about where it is, traffic, but owe it to a good community partner the chance to come back to the Select Board.

Mr. Zylinski said that given all the questions and comments, it will not be an amended application; it would be brand new application.

Mr. Brown made a motion to continue the hearing to May 20, 2024. Roll Call Vote: Mr. Mascali, aye ; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, no; Mr. Zylinski, no.

2. Application for an All Alcoholic Beverages Restaurant License for King Kraken, Inc. d/b/a Romeo's – 75 Davis Straits, Falmouth

Mr. Zylinski read the hearing notice.

Mr. Renshaw reported that the Building Commissioner stipulated no outdoor seating is to be approved. The Falmouth Fire Department and Falmouth Police Department approve and have no concerns, Health Department approval is pending.

The applicant was present and is the Manager/Owner. He provided two letters of reference from a Falmouth resident and his landlord who owns multiple commercial properties' and is an abutter and holds the lease. He has been in the industry for over 20 years, was a Chef Manager in the last 15 years. He has worked for a premier business in Boston, operated all aspects of the industry. He is TIPS certified and his employees will be as well. He provided food and drink menus. The menu has shared items. He wants to build a fun, upbeat atmosphere, and offer specialty drinks along with local craft beers. The property is the former C Salt Restaurant. He described alterations to the property.

Public Comment: none.

Mr. Zylinski made a motion to close the hearing. Mr. Brown seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

Mr. Brown made a motion to approve as presented. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

3. Application from Scott A. Tynell for re-certification of the Division of Marine Fisheries (DMF) dives at a land-based upweller site in Rands Canal, floating bags within Rands Canal and a 5.9-acre site in Megansett Harbor for a Shellfish Aquaculture Permit

Mr. Zylinski read the hearing notice.

Mr. Renshaw provided an overview of the history.

Alex Tynell and Scott Tynell were present. Mr. Scott Tynell explained that where the upweller is situated, that area will be investigated, but not do an actual dive. The application process started in 2016, they are looking forward to finalizing this and moving forward.

Public Comment: none.

Mr. Zylinski made a motion to close the hearing. Mr. Mascali seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

Mr. Brown made a motion to approve the application from Scott A. Tynell for recertification of the Division of Marine Fisheries dives at a land based upweller site in Rands Canal, floating bags within Rands Canal, and a 5.9 acre site in Megansett Harbor for a Shellfish Aquaculture Permit. Mr. Mascali seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

BUSINESS

1. Approve request from PureSky Energy for a letter of support for Solar Array Projects at Cape Cod Country Club

Matt Terry, Attorney with Ament Klauer LLP, was present with PureSky Development Associate at PureSky and they will be applying to the Cape Cod Commission (CCC). They asked the Select Board to sign a letter of support for this project to be provided to the CCC. They have been in front of the Planning Board, Conservation Commission, Energy Committee, and Town Meeting regarding this project. Attorney Terry reviewed the approvals, the subject property is the Cape Cod Country Club. Warrant articles in 2021 passed with over 80% Town Meeting vote, memorandum of understanding of the nonbinding agreement that PureSky and the Town would work together to partner at this property. The current owner no longer wants to operate the property as a golf course and was looking for buyers. MOU PureSky will purchase the property, donate it to the Town, and the property would be subject to a ground lease to be held by PureSky for three separate ground mounted solar projects. Initial term is typically twenty years, with options to renew out as many as 45 years. The Town would own the property, receive rental income, and payment in lieu of tax income; all to be finalized and approved by the Town at a later date. They are beginning the permitting process. The application package included letters of support from community organizations and from a number of abutters.

Mr. Brown noted the interest in short term goal of using lots along the roadway for housing. Attorney Terry said initial outreach to the Coonamessett Pond Association and there is interested in affordable housing if able to be added in the future. When they went to the Planning Board for their endorsement of the Warrant Articles, majority of the board did not feel affordable housing was appropriate for reasons, including the location, infrastructure, lack of walkability, and access to public transportation. They anticipate as part of the donation process, the Town may be in direct control of portions of this property that do not have to be subject to the ground lease. Significant portion will be part of the ground lease, but other portions may be considered for affordable housing. Attorney made a computer presentation.

Mr. Johnson-Staub said that the Select Board can approve and continue the conversation about parcels that may be planned for the solar array that may be more suitable for housing that are more appropriate than other areas. This is a sensitive area, the Planning Board raised legitimate issues, the Town may take a view and tweak the design through the CCC process.

Mr. Johnson-Staub said the CCC is not the only approval required to see this project through the resolution, they need Town approval as well.

Mr. Brown asked if they need the six foot fence. Attorney Terry said they worked with Town staff in designing around wildlife corridors and reviewed the wildlife corridors. They will make sure to have them connected. Fencing is needed for site control, security, and protect the array. The project on Cotuit Rd., Sandwich, all ten acres of the array are fenced in, standard operating procedure to have the array area itself secured. Here even though larger animals are prevented from moving, the area under the array will be a pollinator meadow. They will install trail networks along Coonamessett Pond that connects to existing networks.

Mr. Johnson-Staub noted this project is far larger than what the Town consumes, and the Town could potentially be an off taker of renewable energy produced.

Public Comment:

Robert Young, Precinct 5 Town Meeting Member, longtime supporter of golf in our community. He received an email from the current owner that is offering memberships this season. Mr. Young does not support this project and reviewed history of the project. Amp Energy was taken by two other properties

and became PureSky. He would like Town Counsel to review. Destruction of a 100 year old championship golf course, siting of this 6th commercial solar array in East Falmouth, it is not fair to the residents of East Falmouth. Extreme degradation in this area, the 44,000 solar panels would cause loss of the residential area. There are other areas in Town that an array could be located. He asked the Select Board not issue a letter of approval for this project.

Marc Finneran, Grand Ave., glad there is part of the proposed contract where they will take responsibility for decommissioning when the time comes, they are filled with heavy metals. He cited an array in TX, damaged in a storm and subsequently toxins leached into the ground. He suggested this be researched, if this occurred here, would the Town need to deal with it.

Attorney Terry noted PureSky is Amp Energy, same management structure and president. The current owner will continue to operate this as a golf course until PureSky achieves all permitting in order to purchase. If this project is not there, another project will be there and likely more intense use, such as housing. This owner of the property will not continue as a golf course. The array is void of hazardous materials.

With applicant, the materials are enclosed in a silicon material to keep the toxic materials inside. They are certified panels before they are in PureSky possession.

The Select Board noted there are environmental toxin issues, it avoids a dense housing being put there, but there is concern. Is there more information on the potential risk and ensuring this is not a problem.

Attorney Terry stated only the battery component contains toxins, the batteries will be in steel container buildings located on poured concrete.

They intend to reapply to the CCC in the next couple weeks and would like to offer a letter of support from the Town; they have been back at that process for about six months.

Mr. Renshaw noted they can include asking the CCC to include reviewing the concerns.

Marc Finneran, Grand Ave., stated Mr. Terry's information is incorrect, the panels contain numerous rare earth elements; there are hazardous materials in these, such as the project in TX. If the Town owns that property and similar circumstances occurred, are we on the hook because we owned the land? That should be investigated.

Mr. Mascali made a motion to authorize the Town draft the letter supporting the application and include concerns about the safety of the materials. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

Mr. Brown noted the owners were clear that this property will not remain a golf course.

2. Sign Bond Anticipation Note(s) (BAN's)

Mr. Renshaw said the purpose is to request the Select Board sign off on these notes for two wastewater projects.

Ed Senteio, Finance Director, went for short term bond, lowest net interest rate was 3.291% it came through last week. This would be incorporated when interest rates are lower.

Mr. Zylinski made a motion to support the motion read from the packet by the Town Manager. Mr. Brown seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

3. Discuss water conservation incentives and future water conservation recommendations.

Matt Lanen, Water Superintendent, made a computer presentation. Mr. Lanen provided background.

Mr. Brown would like to incentivize wells in the sewer areas. Is there some incentive we can provide for people to use wells. Mr. Lanen stated that could be looked into, however noted that the well water would come from the same source as potable water.

4. Approve Community Preservation Committee request for approval of Highfield Hall Phase II CP Fund application.

Mr. Renshaw noted Maureen Thomas, CPC Coordinator, present and made a PowerPoint presentation. Because this is over a \$1.5 million project, an Owner's Project Manager is required.

Ms. Thomas explained that additional funds breakdown were reviewed. The request is for \$415,500 in CPC funds.

Mr. Brown feels this is a valid and community centered request, he would support it.

Mr. Brown made a motion to approve the request to fund \$415,500 additional funds for the renovation. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

5. Approve Waquoit Bay Intermunicipal Agreement
Falmouth, Mashpee, and Sandwich share this and contribute nitrogen load to Waquoit Bay.

Mr. Renshaw provided history of the project. The agreement is flexible and able to be modified in the future.

Amy Lowell, Wastewater Superintendent, is present tonight. Town Counsel has reviewed and approved the form of the agreement. Sandwich and Mashpee have signed, Falmouth is the last town to do so.

Mr. Brown made a motion to approve the intermunicipal agreement with the three towns. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

6. Consider and vote Fiscal Policy update.
Mr. Renshaw noted the Capital Plan rose from the FY 2022 to 2023 total dollars.

Mr. Mascali suggested an edit to the policy. Mr. Johnson Staub noted a range of minimum balance of \$3 million and maximum is 10% of the total estimated cost of the projects listed in the ten year capital plan.

Mascali approved the amended 7 E of the fiscal policy. Second Mr. Brown. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

7. Vote to place proposition 2 ½ debt exemption ballot question for North Falmouth Elementary School Roof Replacement on the May 2024 election ballot

Finance Committee approved this project under Article 21, contingent on a Proposition 2 ½ override. Mr. Renshaw recommended approving this question and a statement in the packet, including the detail of the project.

Mr. Zylinski made a motion to approve the Select Board vote to place the proposition 2 ½ debt exemption question for the North Falmouth Elementary School Roof, as presented, on the election ballot of May 21, 2024. Mr. Brown seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

8. License Renewals – 2024 Seasonal and Spring Annual

SEASONAL ALL-ALCOHOL COMMON
VICTUALLER
Falmouth Raw Bar, 56 Scranton Ave.
Landfall Restaurant, 2 Luscombe Ave.

Pier 37 Boathouse, 88 Scranton Ave.
Quicks Hole Taqueria, 28 Water St., Unit C
Shuckers, 91A Water St.
The Woods Hole Wharf, 71 Water St.

SEASONAL COMMON VICTUALLER

Eulinda's, 634 West Falmouth Hwy.
Jim's Clam Shack, 227 Clinton Ave.

Landfall Restaurant, 2 Luscombe Ave.
Pier 37 Boathouse, 88 Scranton Ave.
Quicks Hole Taqueria, 28 Water St., Unit C
Shuckers, 91A Water St.
The Woods Hole Wharf, 71 Water St.

SECOND-HAND DEALER

Divine Consignments, 419 Palmer Ave.
Falmouth Stamp & Coin, 11 Town Hall Sq.
Hand in Hand Thrift Shop, 141 Sandwich Rd.
Home Again, 93 E. Falmouth Hwy.
St. Vincent DePaul Thrift Shop, 18A Davisville Rd.

SUNDAY ENTERTAINMENT

Falmouth Raw Bar, 56 Scranton Ave.
Landfall Restaurant, 2 Luscombe Ave.
Pier 37 Boathouse, 88 Scranton Ave.
Quicks Hole Taqueria, 28 Water St., Unit C
Shuckers, 91A Water St.
The Woods Hole Wharf, 71 Water St.

ENTERTAINMENT

Falmouth Raw Bar, 56 Scranton Ave.

Mr. Renshaw recommends approval of the licenses as posted in the meeting agenda.

Mr. Brown motion approval as posted. Mr. Zylinski seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

CONSENT AGENDA

1. Licenses

- a. Application filed by Seafood Sam's Falmouth, Inc. d/b/a Seafood Sam's located at 356 Palmer Avenue, Falmouth, to amend its Common Victualler License to include outdoor picnic tables
- b. Application for a Special One-Day All Alcohol Liquor License – West Falmouth Library, 575 West Falmouth Hwy. – June Garden Party – Saturday, June 15, 2024; 5:00 p.m. to 7:00 p.m.
- c. Application for three Special One-Day All Alcohol Liquor Licenses – Falmouth Theatre Guild – Highfield Theater, 58 Highfield Drive – Friday, Saturday & Sunday: April 26, 27 & 28; May 3, 4 & 5; and May 10, 11 & 12, 2024. Friday & Saturday: 6:30 p.m.–10:00 p.m.; Sunday: 1:00 p.m.–4:30 p.m.

2. Administrative Orders

- a. Request for variance to Sign Code – §184-30 Promotional/Special Event and §184-32 Off-Premises Signs: Cape Cod Master Gardener Association – May 11-May 18, 2024
- b. Approve a Grant of License to The Osprey Project to install educational signage on town property at Guv Fuller Field, 744 Main Street

Mr. Zylinski made a motion to approve the Consent Agenda. Mr. Mascali seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

MINUTES

1. Review and Vote to Approve Minutes of Meetings

- a. Public Session
June 5, 2023
March 11, 2024

Mr. Brown made a motion to approve. Mr. Mascali seconded the motion. Roll Call Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

TOWN MANAGER'S SUPPLEMENTAL REPORT

The Town Planner advised on 4/23/24 the short term rental working group will meet, on the 4th Tuesday of each month, at 4:30pm and will be recorded by FCTV.

Disposition of the surplus shotguns is recommended. The State Police will schedule destruction of all 26 shot guns at no cost to the Town.

SELECT BOARD REPORTS

Mr. Mascali:

Attended Recreation Committee discussion about imposing fees for pickleball sign up, no conclusion was reached.

Mr. Brown:

Attended the Beach Committee meeting, summer hiring is going nicely and on track for a good summer.

Planning Board Meeting: Mr. Brown volunteered to serve. The Select Board members support his participation.

Mr. Mascali made a motion to adjourn at approximately 8:50pm. Mr. Brown seconded the motion. Roll Call

Vote: Mr. Mascali, aye; Mr. Brown, aye; Ms. Scott Price, aye; Chair Taylor, aye; Mr. Zylinski, aye.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

DRAFT

TOWN OF FALMOUTH
SELECT BOARD
Meeting Minutes
Open Session
MONDAY, APRIL 8, 2024 – 6:30 P.M.

LAWRENCE SCHOOL
113 LAKEVIEW AVENUE
FALMOUTH, MA 02540

ROOM 105

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

Present: Nancy Robbins Taylor, Chair; Edwin (Scott) P. Zylinski, Vice Chair; Onjalé Scott Price; Douglas C. Brown; Robert P. Mascali, Esq.

Staff Present: Mike Renshaw, Town Manager; Maura O'Keefe, Town Counsel.

6:30 p.m. OPEN SESSION

1. Call to Order by Chair Taylor at 6:30 pm.
2. Pledge of Allegiance

BUSINESS

1. Discuss/vote motions and reports to April 2024 Annual Town Meeting as needed. There was no discussion or vote of motions and reports.
2. Discuss, consider and vote date for November 2024 Town Meeting November 18, 2024.

Mr. Zylinski made a motion to approve the November 18, 2024 Town Meeting date. Mr. Mascali seconded the motion. Vote: Yes-5. No-0.

3. Discuss and vote to petition the State Traffic Engineer for speed limit changes along Woods Hole Road in Falmouth pursuant to MGL Chapter 90 Section 18 as amended by Chapter 358 of the Acts of 2022 Article 24.

Mr. Renshaw explained Chapter 358 and section 13 of the act, noting a copy in the packet and brought attention to page 79 with highlighted section was reviewed, to modify the speed limit, request in writing, they have 90 days to approve or deny. This is a petitioners article, Mr. Renshaw recommended the Select Board approve the submission and include exhibit A, map of Woods Hole Road.

Mr. Zylinski made a motion to approve the submission of a petition to the State Traffic Engineer for speed limit changes along Woods Hole Road in Falmouth, as reflected in the map marked as Exhibit A, and pursuant to MGL Chapter 90 section 18 as amended by Chapter 358 of the Acts of 2022. Ms. Scott Price seconded the motion. Vote: Yes-5. No-0.

4. Vote to accept grant award in the amount of \$4,545.00 from Falmouth Road Race, Inc. to the Falmouth Beach Department to purchase rescue boards, storage bins, megaphones, pull buoys and parking attendant chairs

Mr. Renshaw explained this grant application that was submitted, the request was granted for those items. It is recommended the Select Board accept the award.

Ms. Scott Price motion to accept the grant award. Mr. Zylinski seconded the motion. Vote: Yes-5. No-0.

The Select Board thanked Falmouth Road Race, Inc.

5. Other business as needed.

Mr. Brown noticed a piece of correspondence from the Green Center, in their letter it is not determined where the urine will go. There are still things to figure out.

6. Adjourn

Ms. Scott Price made a motion to adjourn. Mr. Zylinski seconded the motion at approximately 6:40pm. Vote: Yes-5. No-0.

Respectfully Submitted,

Jennifer Chaves
Recording Secretary

DRAFT